RECEIVED
March 4, 2025
STATE OF NEVADA
DEPARTMENT OF TAXATION

Form 5101SBE

Nevada State Board of Equalization

Taxpayer Petition for Appeal from the Decision of the County Board of Equalization

If you have questions about this form or the appeal process, please call: (775) 684-2160.
Email completed form to: stateboard@tax.state.nv.us or Fax (775) 684-2020 EMAIL or FAX by 5:00 p.m. March 10, 2025
Mail: State Board of Equalization, 3850 Arrowhead Dr, Carson City, NV, 89706 POSTMARK by 5:00 p.m. March 10, 2025

Please Print or Type:

Part A. PROPERTY OWNER AND PETITIONER INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL					
HENDERSON PINNACLE NEWCO LLC					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A)				TITLE	
PAUL BYKOWSKI				SR. VP OF LAND DEVELOPMENT	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				EMAIL ADDRESS	
552 S. STEPHANIE ST.				pbykowski@macdonaldproperties.com	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
HENDERSON	NV	89012	702 458-0001		

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☐ Trust ☐ Corporation
☒ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____
The organization described above was formed under the laws of the State of _____.
The organization described above is a non-profit organization. ☐ Yes ☐ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ Additional information may be necessary.

☐ Self ☐ Trustee of Trust ☒ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY

2. Enter Applicable APN or Account Number from assessment notice or taxbill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
178-26-115-003	

3. Does this appeal involve multiple parcels? Yes ☒ No ☐ *List multiple parcels on a separate, letter-sized sheet.*

If yes, enter number of parcels:	172	Multiple parcel list is attached. ☒

4. Check Property Use Type: ☑

☒ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☐ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☐ 2025-2026 Secured Roll ☒ 2024-2025 Unsecured Roll ☐ 2024-2025 Supplemental Roll
☐ 2025-2026 Centrally-assessed Roll ☐ 2024-2025 Net Proceeds Roll

Other years being appealed: _____
Be prepared to cite the legal authority, if any, that permits the State Board to consider appeals of taxable value from prior years.

Part E. VALUE OF PROPERTY

	As established by County Board of Equalization		Property Owner: *What is the value you seek? Write N/A on each line for values which are not being appealed.*	
Property Type	Taxable Value	Assessed Value	Taxable Value	Assessed value
Land				
Buildings				
Personal Property				
Total	$23,648,023		$13,000,000	

For Clerk Use Only: 25-117

Form 5101SBE

Part F. TYPE OF APPEAL

Check box which best describes the authority of the State Board to take jurisdiction to hear the appeal.

☒ NRS 361.360(1); NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.

☐ NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed

☐ NRS 361A.273(1): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years; the notice of conversion from the assessor was received after July 1 and before December 16 and the appeal was heard by the County Board.

☐ NRS 361.360(1); NAC 361.747(2)(c): The property was denied an exemption that is allowed by law. If so, describe the applicable exemption:

_____

☐ Other reason, please describe. _____

Part G. ATTACH A BRIEF STATEMENT OR LETTER DESCRIBING THE ISSUES AND CONTENTIONS IN THIS APPEAL.

Part H. COUNTY APPEAL INFORMATION

County in which appeal was heard:	County Case Number:	Date Heard by County:
CLARK	25-00524	2/20/25

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part I below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part I.

▶ _____ SR VP OF LAND DEVELOPMENT

Petitioner Signature | Title

PAUL BYKOWSKI 2/27/25

Print Name of Signatory | Date

Part I. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the State Board. List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Nevada State Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

☐ **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**

☐ **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

▶ _____ _____

Authorized Agent Signature | Title

_____ _____

Print Name of Signatory | Date

MACDONALD HIGHLANDS

March 3, 2025

State Board of Equalization
3850 Arrowhead Dr.
Carson City, NV 89706

SUBJECT: Appeal #25-00524

To Whom it May Concern:

I am appealing the decision of the County Board of Equalization as the taxable value exceeds the actual cash value of the property. The County Assessors office did not provide a sales comparable to justify the taxable value established for these properties.

The Assessors office provided comps ranging from $582,437 to $1,542,983 per acre and estimated the reconciled market value of the undeveloped land at $1,350,000. This is the correct value for the land once it is in a similar state to the comparables. As of July 2024, the parcel required grading and offsite utilities to put it in a condition to have the cash value of the comparable parcels. The Assessors office added the accumulated mass grading costs to the value instead of subtracting the remaining costs from the eventual value. Prior to commencing grading, the property had elevation change of over 350' across the property which greatly reduced its value.

Additionally, the project is not zoned for the current use so the land use should be taken into consideration for the cash value. The project is proceeding with a non-transferable development agreement which adds value only if the project is built. No cash value is added by the current map or plans as they cannot transfer to a new owner. The value of the development agreement is only realized if this project is built and should be taxed for that value at the time it is realized.

I am requesting the taxable value be adjusted to $13M to adjust for the state of the land as of July 2024. The vacant land was still being graded and did not have off site utilities completed. There was $5M of work required to put this property in the same state as the Assessor's comparables.

Should you have any questions, please do not hesitate to contact me at (702) 458-0001.

Sincerely,

Paul Bykowski
Sr. VP of Land Development

H:\MacDonald Highlands\Community\General\Pinnacle Newco Appeal 2024 3-3-25.doc

552 South Stephanie Street
Henderson, Nevada 89012
702.458.0001 • Fax 702.458-5570
www.macdonaldhighlands.com

From: Paul Bykowski
To: State Board Equalization
Subject: Appeal #25-00524
Date: Tuesday, March 4, 2025 4:57:32 PM
Attachments: [redacted].pdf

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Attached is my appeal form and backup letter.

Let me know if you need anything else.

Paul Bykowski
Sr. VP of Land Development
MacDonald Highlands
552 South Stephanie Street
Henderson, Nevada 89012
702-458-0001
702-458-5570 Fax
www.macdonaldhighlands.com

COUNTY RECORD

State Board of Equalization Records Request
Preference of Order

CLARK COUNTY BOARD OF EQUALIZATION

GENERAL INDEX

CBOE Case #:	**524**
SBOE Case #:	**25-117**
Parcel #:	**178-26-115-003**
CBOE Hearing Date:	**February 20, 2025**
Petitioner:	**HENDERSON PINNACLE NEWCO L L C**
Respondent:	**Clark County Assessor**

1. Clerk's Certification of Copy
2. Petition for Review of Assessed Valuation
3. Evidence of Mailing Notice of Hearing
4. Notice of Decision
5. Petitioner's Exhibits
6. Assessor's Exhibits
7. Audio and Video Evidence (will be transmitted separately)
8. Minutes (see pertinent pages dated February 20, 2025)

CERTIFICATION OF COPY

STATE OF NEVADA)
)§
COUNTY OF CLARK)

I, LYNN MARIE GOYA, the duly qualified and acting Clerk of Clark County, in the State of Nevada, and Ex-Officio Clerk of the Clark County Board of Equalization, do hereby certify that the foregoing is a true, full and correct copy of the original now on file and of record in this office:

CBOE Case #: **524**

Hearing Date: **February 20, 2025**

Parcel #: **178-26-115-003**

Petitioner: **HENDERSON PINNACLE NEWCO L L C**



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Clark County at my office, Las Vegas, Nevada, May 22, 2025..

Lynn Marie Goya

Lynn Marie Goya, Clark County Clerk

APPEAL FORM # 25-00524

Clark County Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/PETITIONER INFORMATION *(Agents Information to be completed in Part H)*

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL					
HENDERSON PINNACLE NEWCO L L C					
NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER)				TITLE	
PAUL BYKOWSKI				VP OF LAND DEVELOPMENT	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O BOX)				EMAIL ADDRESS	
552 S. STEPHANIE ST.				pbykowski@macdonaldproperties.com	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
HENDERSON	NV	89012	702 458-0001		

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☐ Trust ☐ Corporation
☒ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Goverment or Govermental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____

The organization described above is a non-profit organization ☐ Yes ☐ No

Part C. RELATIONSHIP OF PETITIONER IN PART C TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☐ *Additional information may be necessary. Please see Instructions.*

☐ Self ☐ Trustee of Trust ☒ Employee of Property Owner
☐ Co-owner, Partner, Management Member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leashold, possessory interest, or benefical interest in real property.
☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS / STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
	HENDERSON	
PURCHASE PRICE:	PURCHASE DATE:	

2. Enter Applicable Assessor Parcel Number or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
178-26-115-003	

3. Does this appeal involve multiple parcels? Yes ☑ No ☐ ***List multiple parcels on a separate, letter-sized sheet.***

If yes, enter number of parcels:	172	Multiple parcel list is attached. ☑

Appeals must be single parcels unless multiple contiguous parcels act as a single unit.

4. Check Property Type: ☑

☐ Vacant Land	☐ Mobile Home (Not on foundation)	☐ Mining Property
☐ Residential Property	☐ Commerical Property	☐ Industrial Property
☒ Multi-Family Residential Property	☐ Agricultural Property	☐ Personal Property
☐ Possessory Interest in Real or Personal property		☐ Exemption

5. Check Year and Roll Type of Assessment being appealed:

☑ 24-25 Unsecured Roll

Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Property Type	Assessor's Taxable Value	Owner's Opionion of Value
Land		
Buildings		
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	23,648,023	18,000,000

APPEAL FORM # 25-00524

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- [x] NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- [ ] NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- [ ] NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed; and have attached the proof showing the owner, the location, the description and the taxable value of the undervalued property.
- [ ] NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- [ ] NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and that deferred taxes are now due.
- [ ] NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED)

Cash value of this property is $18M

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized the agent named therein to represent the Property Owner as stated and I have the authority to appoint the authorized agent named in Part H.

Owner/Petitioner Signature	Title
PAUL BYRNES	VP of LAND DEVELOPMENT
Print Name of Owner/Petitioner	Date
	1/7/25

Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board. Read instructions for further information.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Clark County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			*TITLE:*		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			*EMAIL ADDRESS:*		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

CERTIFICATION

Agent Signature required only if Petitioner did not sign certification and a separate Agent Authorization will be submitted.

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the Clark County Board subject to the requirements of NRS 361.362 and NAC 361.TBD (7012) and the limitations contained in the Agent Authorization Form to be separately submitted

Authorized Agent Signature	Title
Print Name of Signatory	Date

- [ ] I hereby withdraw appeal to the Board of Equalization

Signature of Owner or Authorized Agent/Attorney	Date

Date: 02/26/2025

CLARK COUNTY BOARD OF EQUALIZATION NOTICE OF HEARING

This is your notification that your Petition for Review to the Clark County Board of Equalization for review of the assessed value has been placed on the Agenda for the meeting of:

Date:	**Thursday, February 20, 2025**
Time:	**08:00 am**
Location:	**Commission Chambers**
	Clark County Goverment Center
	500 S Grand Central Pkwy, 1st Floor
Case Number:	**00524**
Primary APN/ PPID:	**178-26-115-003**

We encourage you to arrive at the above hearing at the scheduled start time. Depending on the length of the agenda, your case may be heard anytime between the start time noted and the completion of the agenda.

YOUR HEARING DATE HAS BEEN SET, IT CANNOT BE CHANGED.

If you have signed a stipulation letter, you are not required to attend your scheduled hearing; however, stipulated values are subject to review and change by the Board of Equalization. Signed withdrawals are not subject to further action by the Board.

Assessor's data related to your case will be provided to you at the hearing or you may contact the Assessor's Office to check availability prior to the hearing. Please bring this notice in order to receive the documents.

Petitioners requiring a transcript of the hearing must provide and pay for a court reporter. A copy of such transcript must also be provided to the County Clerk and the Secretary of the State Board of Equalization.

The Assessor's Office is located at 500 S. Grand Central Parkway, 2nd Floor.
If you have any questions, please call 702-455-4997.

Office of the County Clerk

Lynn Marie Goya
County Clerk
Commissioner of Civil Marriages

Carl Bates
Assistant County Clerk

200 Lewis Avenue
P. O. Box 551604
Las Vegas, NV 89155-1604
702-671-0500 / 702-382-3611 Fax

524/02-20-25
HENDERSON PINNACLE NEWCO L L C
225 NE 34TH ST # 201
MIAMI FL 33137

March 04, 2025

Re: Petition No. 524

Assessment Year:	2024 - 2025
Parcel #:	178-26-115-003
Multiple Parcels:	Yes
Hearing Date:	February 20, 2025

This is to notify you that the Clark County Board of Equalization has made the following determination on the petition you have filed on the above-described property:

Accepted the Assessor's recommendation (for no change in the total taxable value of $23,648,023 for FY 2024/2025) as the assessment does not exceed full cash value, based on the information provided

If you have any questions, please contact the Clark County Assessor's Office, 500 South Grand Central Parkway, Second Floor, Las Vegas, NV 89106 Phone: (702) 455-3882.

Sincerely,

Lynn Marie Goya

Lynn Marie Goya, Clark County Clerk

CLARK COUNTY
BOARD OF EQUALIZATION

Case # 524

Petitioner Information

#524

CONTROL # 25-00524

Primary Parcel

Parcel Number	Unsecured Taxable Value
178-26-115-003	66,920

Addtional Parcel List

Parcel Number	Site Address	Unsecured Taxable Value
178-26-115-004	HENDERSON	70,238
178-26-115-005	HENDERSON	66,990
178-26-115-006	HENDERSON	70,238
178-26-115-007	HENDERSON	66,990
178-26-115-008	HENDERSON	70,238
178-26-115-009	HENDERSON	66,990
178-26-115-010	HENDERSON	70,238
178-26-115-011	HENDERSON	66,990
178-26-115-012	HENDERSON	70,238
178-26-115-013	HENDERSON	66,990
178-26-115-014	HENDERSON	70,238
178-26-115-015	HENDERSON	8,519
178-26-115-016	HENDERSON	100,744
178-26-115-017	HENDERSON	89,138
178-26-115-018	HENDERSON	89,138
178-26-115-019	HENDERSON	74,046
178-26-115-020	HENDERSON	102,354
178-26-115-021	HENDERSON	107,744
178-26-115-022	HENDERSON	96,138
178-26-115-023	HENDERSON	96,138
178-26-115-024	HENDERSON	81,046
178-26-115-025	HENDERSON	109,354
178-26-115-026	HENDERSON	114,744
178-26-115-027	HENDERSON	103,138
178-26-115-028	HENDERSON	103,138
178-26-115-029	HENDERSON	88,046
178-26-115-030	HENDERSON	116,354
178-26-115-031	HENDERSON	121,744
178-26-115-032	HENDERSON	110,138
178-26-115-033	HENDERSON	110,138
178-26-115-034	HENDERSON	95,046
178-26-115-035	HENDERSON	123,354
178-26-115-036	HENDERSON	128,744
178-26-115-037	HENDERSON	117,138
178-26-115-038	HENDERSON	117,138
178-26-115-039	HENDERSON	102,046
178-26-115-040	HENDERSON	130,354
178-26-115-041	HENDERSON	135,744
178-26-115-042	HENDERSON	124,138
178-26-115-043	HENDERSON	124,138
178-26-115-044	HENDERSON	109,046
178-26-115-045	HENDERSON	137,354
178-26-115-046	HENDERSON	142,744
178-26-115-047	HENDERSON	131,138
178-26-115-048	HENDERSON	131,138
178-26-115-049	HENDERSON	116,046
178-26-115-050	HENDERSON	144,354
178-26-115-051	HENDERSON	149,744
178-26-115-052	HENDERSON	138,138
178-26-115-053	HENDERSON	138,138
178-26-115-054	HENDERSON	123,046

178-26-115-055	HENDERSON	151,354
178-26-115-056	HENDERSON	156,744
178-26-115-057	HENDERSON	145,138
178-26-115-058	HENDERSON	145,138
178-26-115-059	HENDERSON	130,046
178-26-115-060	HENDERSON	158,354
178-26-115-061	HENDERSON	163,744
178-26-115-062	HENDERSON	152,138
178-26-115-063	HENDERSON	152,138
178-26-115-064	HENDERSON	137,046
178-26-115-065	HENDERSON	165,354
178-26-115-066	HENDERSON	170,744
178-26-115-067	HENDERSON	159,138
178-26-115-068	HENDERSON	159,138
178-26-115-069	HENDERSON	144,046
178-26-115-070	HENDERSON	172,354
178-26-115-071	HENDERSON	177,744
178-26-115-072	HENDERSON	166,138
178-26-115-073	HENDERSON	166,138
178-26-115-074	HENDERSON	151,046
178-26-115-075	HENDERSON	179,354
178-26-115-076	HENDERSON	184,744
178-26-115-077	HENDERSON	173,138
178-26-115-078	HENDERSON	173,138
178-26-115-079	HENDERSON	158,046
178-26-115-080	HENDERSON	186,354
178-26-115-081	HENDERSON	199,038
178-26-115-082	HENDERSON	203,882
178-26-115-083	HENDERSON	212,716
178-26-115-084	HENDERSON	206,038
178-26-115-085	HENDERSON	210,882
178-26-115-086	HENDERSON	218,862
178-26-115-087	HENDERSON	213,038
178-26-115-088	HENDERSON	217,882
178-26-115-089	HENDERSON	228,368
178-26-115-090	HENDERSON	425,572
178-26-115-091	HENDERSON	465,136
178-26-115-092	HENDERSON	66,920
178-26-115-093	HENDERSON	70,238
178-26-115-094	HENDERSON	66,920
178-26-115-095	HENDERSON	70,238
178-26-115-096	HENDERSON	66,920
178-26-115-097	HENDERSON	70,238
178-26-115-098	HENDERSON	66,920
178-26-115-099	HENDERSON	70,238
178-26-115-100	HENDERSON	66,920
178-26-115-101	HENDERSON	70,238
178-26-115-102	HENDERSON	66,752
178-26-115-103	HENDERSON	70,336
178-26-115-104	HENDERSON	100,744
178-26-115-105	HENDERSON	89,138
178-26-115-106	HENDERSON	89,138
178-26-115-107	HENDERSON	74,046
178-26-115-108	HENDERSON	102,354
178-26-115-109	HENDERSON	107,744
178-26-115-110	HENDERSON	96,138
178-26-115-111	HENDERSON	96,138

178-26-115-112	HENDERSON	81,046
178-26-115-113	HENDERSON	109,354
178-26-115-114	HENDERSON	114,744
178-26-115-115	HENDERSON	103,138
178-26-115-116	HENDERSON	103,138
178-26-115-117	HENDERSON	88,046
178-26-115-118	HENDERSON	116,354
178-26-115-119	HENDERSON	121,744
178-26-115-120	HENDERSON	110,138
178-26-115-121	HENDERSON	110,138
178-26-115-122	HENDERSON	95,046
178-26-115-123	HENDERSON	123,354
178-26-115-124	HENDERSON	128,744
178-26-115-125	HENDERSON	117,138
178-26-115-126	HENDERSON	117,138
178-26-115-127	HENDERSON	102,046
178-26-115-128	HENDERSON	130,354
178-26-115-129	HENDERSON	135,744
178-26-115-130	HENDERSON	124,138
178-26-115-131	HENDERSON	124,138
178-26-115-132	HENDERSON	109,046
178-26-115-133	HENDERSON	137,354
178-26-115-134	HENDERSON	142,744
178-26-115-135	HENDERSON	131,138
178-26-115-136	HENDERSON	131,138
178-26-115-137	HENDERSON	116,046
178-26-115-138	HENDERSON	144,354
178-26-115-139	HENDERSON	149,744
178-26-115-140	HENDERSON	138,138
178-26-115-141	HENDERSON	138,138
178-26-115-142	HENDERSON	123,046
178-26-115-143	HENDERSON	151,354
178-26-115-144	HENDERSON	156,744
178-26-115-145	HENDERSON	145,138
178-26-115-146	HENDERSON	145,138
178-26-115-147	HENDERSON	130,046
178-26-115-148	HENDERSON	158,354
178-26-115-149	HENDERSON	163,744
178-26-115-150	HENDERSON	152,138
178-26-115-151	HENDERSON	152,138
178-26-115-152	HENDERSON	137,046
178-26-115-153	HENDERSON	165,354
178-26-115-154	HENDERSON	170,744
178-26-115-155	HENDERSON	159,138
178-26-115-156	HENDERSON	159,138
178-26-115-157	HENDERSON	144,046
178-26-115-158	HENDERSON	172,354
178-26-115-159	HENDERSON	177,744
178-26-115-160	HENDERSON	166,138
178-26-115-161	HENDERSON	166,138
178-26-115-162	HENDERSON	151,046
178-26-115-163	HENDERSON	179,354
178-26-115-164	HENDERSON	192,038
178-26-115-165	HENDERSON	196,882
178-26-115-166	HENDERSON	205,716
178-26-115-167	HENDERSON	199,038
178-26-115-168	HENDERSON	203,882

178-26-115-169	HENDERSON	211,862
178-26-115-170	HENDERSON	206,038
178-26-115-171	HENDERSON	210,882
178-26-115-172	HENDERSON	221,368
178-26-115-173	HENDERSON	418,572
178-26-115-174	HENDERSON	500,136
Totals		23,648,023

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CONTRIBUTION AND EXCHANGE AGREEMENT

THIS CONTRIBUTION AND EXCHANGE AGREEMENT (this "**Agreement**") is dated as of May 25, 2021 (the "**Effective Date**") by and among PA18L1, LLC, a Nevada limited liability company (the "**Contributor**"), HENDERSON PINNACLE NEWCO, INVESTOR, LLC (the "**Company**") and HENDERSON PINNACLE NEWCO, LLC ("**NewCo**").

W I T N E S S E T H:

WHEREAS, Contributor owns approximately 11.35 acres as reflected on Exhibit A-1 and Exhibit A-2 annexed hereto and made a part hereof, located in the County of Clark, City of Henderson and State of Nevada and as more particularly described as Lot 52 as shown on TMA-2013500575-A7 Tentative Map for MacDonald Highlands Planning Area 18 approved on April 22, 2021 by the City of Henderson which shall be +/- 11.35 acres (+/-494,275 SF) (together with improvements thereon, if any, the "**Property**"); and

WHEREAS, the Company is the sole member of NewCo; and

WHEREAS, the Company was formed as a joint venture in order to cause NewCo to develop the Property as more particularly contemplated pursuant to that certain Property Development Agreement (the "**Development Agreement**") between NewCo, the Company and Luxus Azure Pinnacle JV, LLC ("**Manager**"); and

WHEREAS, the Company is governed by that certain Limited Liability Company Agreement of the Company dated as of May 25, 2021 (the "**LLC Agreement**"); and

WHEREAS, the Contributor wishes to contribute the Property to the Company in exchange for Class B Units in the Company (as defined in the LLC Agreement) (the "**Contributor Interest**") in a tax-free contribution to capital pursuant to Section 721 of the Internal Revenue Code of 1986, as amended (the "**Internal Revenue Code**"); and

WHEREAS, Contributor has approved the terms and conditions of the LLC Agreement and upon the satisfaction of the terms and conditions set forth hereinbelow, Contributor shall enter into the LLC Agreement.

NOW, THEREFORE, in consideration of the foregoing, and of the mutual promises herein contained, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. Contributor Representations. Contributor hereby represents and warrants that:

a. As of the date hereof, Contributor owns the Property free and clear of all liens, monetary encumbrances (other than the lien for taxes which are not yet due and payable) and other encumbrances except those encumbrances set forth on Exhibit C annexed hereto and Contributor hereby represents that, from and after the transfer of the Property to the Company, other than as expressly set forth herein to the contrary, Contributor has no other right, title, claim

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or interest in connection with the ownership of the Property other than to the Contributor Interest and as further detailed herein and the LLC Agreement.

b. The Contributor is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Nevada. The Contributor has the limited liability company power and authority to enter into this Agreement and perform the transactions contemplated herein. The Contributor is qualified, licensed or admitted to do business and in good standing in each jurisdiction where the ownership, use or leasing of such entity's assets and properties or the conduct of such entity's business requires such qualification licensing or admission to do business.

c. The execution and delivery by the Contributor of this Agreement, and the performance by the Contributor of its respective obligations under this Agreement and the related documents, have been duly and validly authorized by the Contributor's manager and, if required by the governing documents of the Contributor, the requisite members of the Contributor.

d. This Agreement has been duly executed and delivered by the Contributor and constitutes valid and binding obligations of the Contributor, enforceable in accordance with its terms, except (i) to the extent that the indemnification provisions contained therein may be limited by applicable law and principles of public policy, (ii) as limited by applicable bankruptcy, insolvency, reorganization, moratorium and other laws of general application affecting enforcement of creditors' rights generally, and (iii) as limited by laws relating to the availability of specific performance, injunctive relief or other equitable remedies or by general principles of equity.

e. The execution and delivery of this Agreement and the performance and consummation of the transactions contemplated herein will not conflict with or violate or constitute a default under any contract, agreement or other instrument to which the Contributor is a party or by which the Contributor is bound.

f. Prior to execution of this Agreement, Contributor has delivered to the Company and the Manager, true, correct and complete copies of all material instruments, documents and other materials pertaining to the Property and relevant to the transaction contemplated in this Agreement, including, without limitation, (i) any home owner association or other governing documents relating to the Property, including with respect to the Foothills at Macdonald Ranch Homeowner's Association (the "**MacDonald Ranch HOA**"), (ii) all third party reports relating to the use or development of the Property, including, without limitation, all inspection, soils, environmental and geotechnical assessments, studies and reports, title reports, surveys and all architectural notices, together with all other documentation pertaining to title to the Property and/or the physical or environmental condition of the Property or the condition of the soils, in Contributor's possession or control or otherwise reasonably accessible to Contributor; (iii) copies of all zoning variances, licenses, permits, authorizations and approvals from the State of Nevada, City of Henderson or Clark County, Nevada, or any political subdivision thereof (each, a "**Governmental Authority**") having jurisdiction over the Property, which are in Contributor's possession or control or otherwise reasonably accessible to Contributor; and (iv) any other

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documents and information in Contributor's possession relating to the use and/or development of the Property.

g. There is no petition in bankruptcy or any petition or answer seeking an assignment for the benefit of creditors, the appointment of a receiver, trustee, liquidation or dissolution or similar relief under the U.S. Bankruptcy Code or any state law filed by or against or, to Contributor's current actual knowledge, threatened to be filed by or against Contributor, or any of Contributor's direct or indirect constituents.

h. Neither the execution and the delivery of this Agreement nor the consummation of the transactions contemplated by this Agreement is subject to any requirement that Contributor obtain any consent, approval or authorization of, or make any declaration or filing with, any Governmental Authority or third party (including, without limitation, any home owners association for which the Property is a part, including, without limitation, the MacDonald Ranch HOA) that has not been obtained or that if not obtained or made would have a material adverse effect, financial or otherwise, on the business or property of the Company or render such execution, delivery or consummation illegal or invalid, or would constitute a default under, or result in the creation of any lien, charge or encumbrance upon any of the Company's properties, except as provided in this Agreement.

i. There are no actions, suits, proceedings or investigations, at law or in equity, or before any governmental agency, pending or, to Contributor's current actual knowledge, threatened against or affecting Contributor or the Property that: (i) could reasonably be expected to result in, or which in any way results in, a material adverse change in Contributor's business or financial condition; (ii) could reasonably be expected to materially adversely affect, or which in any way materially adversely affects, the current use or operation of the Property, or otherwise materially adversely affects the Property or any interest therein, or (iii) could reasonably be expected to adversely affect Contributor's or the Company's ability to perform its obligations under this Agreement. Contributor is not a party to or subject to the provisions of any writ, judgment, decree, injunction, ruling, assessment, arbitration award or similar order of any Governmental Authority (in each such case whether preliminary or final) ("**Order**").

j. No consent, approval or authorization of or designation, declaration or filing with any person, entity or Governmental Authority on the part of Contributor is required in connection with the execution and delivery of this Agreement, the consummation by Contributor of the transactions contemplated herein or the performance by Contributor of its obligations hereunder, except as provided in this Agreement.

k. No broker, finder, agent or other intermediary has been employed by or on behalf of Contributor or any of its affiliates in connection with the negotiation or consummation of this Agreement or any of the transactions contemplated hereby other than Sotheby's (the "**Broker**"), and, other than Broker, no such party has any right or claim to any commission, finder's fee or similar amount payable as a result of any act of, or engagement of such party by Contributor or any of its affiliates. Contributor covenants that should any claim be made against the Company for any commission or other compensation by any broker, finder, person, firm or corporation, including Broker, based upon or alleging negotiations, dealings or communications

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with Contributor or Contributor's representative(s) in connection with this transaction or the Property. Contributor shall indemnify and hold the Company harmless from any and all damages, expenses (including reasonable attorneys' fees and disbursements) and liability arising from such claim. Contributor shall pay the commission of the Broker pursuant to a separate agreement between such parties.

l. Contributor has not received any notice of condemnation or of eminent domain proceedings or negotiations for the purchase of any of the Property in lieu of condemnation, and no condemnation or eminent domain proceedings or negotiations have been commenced or, to the best of Contributor's current actual knowledge, threatened in connection with the Property.

m. Contributor has no current actual knowledge of, and has not received any written notice of, any default or any matter or event that will, with the passage of time or the giving of notice or both, become a default (1) by any party, including Contributor, under any service or other contract to which the Company is or will be a party to prior to or upon the transfer of the Property to the Company, or (2) by any party, including Contributor, under any easement or other document of record affecting or pertaining to the Property or otherwise encumbering the Property, and Contributor has not received any written notice of any violation of any governmental regulation that has not been fully corrected.

n. There are no leases or other occupancy agreements affecting any portion of the Property, and no party other than Contributor is entitled to possession or use of the Property or any portion thereof.

o. Contributor has not entered into any service or equipment leasing contracts or similar contracts relating to the Property that will be binding on the Company or the Property as of the transfer of the Property to the Company.

p. Contributor is not and is not acting on behalf of: (i) an "employee benefit plan" within the meaning of Section 3(3) of the Employee Retirement Income Security Act of 1974, as amended; (ii) a "plan" within the meaning of Section 4975 of the Internal Revenue Code of 1986, as amended; or (iii) an entity deemed to hold "plan assets" within the meaning of 29 C.F.R. §2510.3-101 of any such employee benefit plan or plans.

q. Contributor is and has been in material compliance with all applicable environmental laws with regard to the Property, and has not received any written notice regarding (i) alleged violations of any applicable environmental laws with regard to the Property that remain uncorrected or (ii) any hazardous materials, or required corrective, investigatory or remedial obligations with regard to the Property under any applicable environmental laws that remain uncorrected. Contributor has delivered to the Company complete copies of all environmental reports in Contributor's possession relating to the Property. Contributor has no actual knowledge of any underground storage tanks located on or under the Property.

r. Except for this Agreement, Contributor has not executed or entered into any other agreement of any kind whatsoever with respect to the conveyance or possible conveyance of

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Contributor's interest in all or any portion of the Property, including, without limitation, any agreement to purchase, sell, option, lease or otherwise dispose of or alienate all or any portion of the Property, which has not expired or been terminated.

s. Contributor is not acting, directly or indirectly for, or on behalf of, any person, group, entity or nation named by any Executive Order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism) or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person," or other banned or blocked person, entity, or nation pursuant to any law that is enforced or administered by the Office of Foreign Assets Control, and Contributor is not engaging in the transaction contemplated by this Agreement, directly or indirectly, on behalf of, or instigating or facilitating such transaction, directly or indirectly, on behalf of, any such person, group, entity or nation, in each of the foregoing cases, which such person, group, entity or nation owns, directly or indirectly, fifteen percent (15%) or more of the beneficial interests in Contributor.

t. Contributor and Dragonridge Holdings, LLC, a Nevada limited liability company ("**Contributor's Golf Affiliate**"), are affiliates of each other, with each entity being under common control and ownership and each anticipate deriving benefit from the transactions contemplated herein.

u. Contributor or an affiliate retains rights as the "Declarant" with respect to the Property and the MacDonald Ranch HOA. Where applicable and necessary, from and after the date hereof, Contributor shall not cause or otherwise vote to cause the MacDonald Ranch HOA to take action (or avoid taking any action) which would interfere, prohibit, delay or otherwise compromise the transactions contemplated by this Agreement, including, without limitation, relating to the Mapping (hereinafter defined) and the subsequent completion of the Project.

v. Contributor shall, at such time as is reasonably prudent, in the exercise of Contributor's reasonable judgment, commence the process of preparing, submitting for necessary governmental approvals and recording of a map, in order to complete the process of subdividing/partitioning the Property from the remainder of the parcel of land for which it forms a part in order to create a separate and distinct parcel of real property and tax lot which parcel can be legally transferred (the "**Mapping**") and shall thereafter pursue the completion of same in good faith and with reasonable diligence. Contributor has no current actual knowledge of any facts or circumstances which would prohibit, or otherwise delay in any material respect, the completion of the Mapping.

2. Company Representations.

a. Manager is the sole manager of the Company, and has the authority under the LLC Agreement to admit Contributor as a member of the Company.

b. The Company and NewCo are each a limited liability company duly organized, validly existing and in good standing under the laws of the State of Nevada. The Company and NewCo each have the limited liability company power and authority to enter into

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this Agreement and perform the transactions contemplated herein. The Company and NewCo are each qualified, licensed or admitted to do business and in good standing in each jurisdiction where the ownership, use or leasing of such entity's assets and properties or the conduct of such entity's business requires such qualification licensing or admission to do business.

c. The execution and delivery by the Company and NewCo of this Agreement, and the performance by the Company and NewCo of their respective obligations under this Agreement and the related documents, have been duly and validly authorized by the Company's Manager and NewCo's Manager and, if required by the governing documents of the Company, the requisite members of the Company and NewCo.

d. This Agreement has been duly executed and delivered by the Company and NewCo and constitutes valid and binding obligations of the Company and NewCo, enforceable in accordance with its terms, except (i) to the extent that the indemnification provisions contained therein may be limited by applicable law and principles of public policy, (ii) as limited by applicable bankruptcy, insolvency, reorganization, moratorium and other laws of general application affecting enforcement of creditors' rights generally, and (iii) as limited by laws relating to the availability of specific performance, injunctive relief or other equitable remedies or by general principles of equity.

e. When the Company issues the Contributor Interest to Contributor, it will be validly issued and free and clear of any and all security interests, pledges, liens, charges, rights of first refusal (other than any which may expressly be set forth in the LLC Agreement), options, claims and/or other encumbrances.

f. The execution and delivery of this Agreement and the performance and consummation of the transactions contemplated herein will not conflict with or violate or constitute a default under any contract, agreement or other instrument to which the Company or NewCo is a party or by which the Company or NewCo is bound.

g. There are no actions, suits, proceedings or investigations pending against the Company or NewCo (nor has the Company received notice of any threat thereof) before any Governmental Authority that: (i) could reasonably be expected to result in, or which in any way results in, a material adverse change in the Company's or NewCo's business or financial condition; (ii) could reasonably be expected to adversely affect the Company's or NewCo's ability to perform its obligations under this Agreement; or (iii) could reasonably be expected to adversely affect Contributor's or the Company's or NewCo's ability to perform its obligations under this Agreement. Neither Company nor NewCo is a party to or subject to the provisions of any Order.

h. No consent, approval or authorization of or designation, declaration or filing with any person, entity or Governmental Authority on the part of the Company or NewCo is required in connection with the execution and delivery of this Agreement, the consummation by the Company or NewCo of the transactions contemplated herein or the performance by the Company or NewCo of its obligations hereunder.

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i. There is no petition in bankruptcy or any petition or answer seeking an assignment for the benefit of creditors, the appointment of a receiver, trustee, liquidation or dissolution or similar relief under the U.S. Bankruptcy Code or any state law filed by or against or, to the Company's current actual knowledge, threatened to be filed by or against the Company or NewCo, or any of the Company's or NewCo's direct or indirect constituents.

j. No agent, broker, investment banker, intermediary, finder or firm has been employed by or on behalf of the Company, NewCo or any of their affiliates in connection with the negotiation or consummation of this Agreement or any of the transactions contemplated hereby or the admission of Contributor as a member of the Company, and no such party will be entitled to any broker's or finder's fee or any other commission or similar fee, directly or indirectly, from the Company as a result of any act of, or engagement of such party by the Company, NewCo or any of their affiliates. The Company covenants that should any claim be made against Contributor for any commission or other compensation by any broker, finder, person, firm or corporation, based upon or alleging negotiations, dealings or communications with the Company, NewCo or their affiliates or representative(s) in connection with this transaction or the Property, the Company shall indemnify and hold Contributor harmless from any and all damages, expenses (including reasonable attorneys' fees and disbursements) and liability arising from such claim.

3. Valuation; Exchange of the Property for Contributor Interest.

a. The parties hereby acknowledge and agree that the value of the Property shall be deemed to be $18,000,000.00 at the time the Property is transferred in accordance with the terms hereof, regardless of any costs or expenses incurred by Contributor to effectuate the Mapping or otherwise in connection with the transfer and/or subsequent development thereof (the "**Valuation**").

b. Within ten (10) days after the completion of the Mapping, **TIME BEING OF THE ESSENCE** with respect thereto, Contributor shall convey and transfer the Property and all of Contributor's right, title and interest in and to the Property, and all water and mineral rights it has, if any, to the Company, free and clear of any liens, monetary encumbrances (other than the general lien for taxes not yet due and payable) and other encumbrances except those encumbrances set forth on Exhibit C annexed hereto, from wherever derived in connection with the Property. The Mapping shall be deemed complete upon approval of the Mapping by all applicable governmental agencies having jurisdiction over the Property, as a separate and distinct parcel of real property and tax lot, as evidenced by, among other things, all required governmental signoffs and approvals, the issuance and application of a separate legal lot and Assessor's Parcel Number for the Property and the recording of a final map or plat of the Property showing boundaries for the Property substantially consistent with Exhibit A annexed hereto.

c. The Company shall accept the contribution, Contributor's Deed (hereinafter defined), transfer and conveyance of the Property and in exchange therefor, shall issue to Contributor eighteen million Class B Units in the Company based upon the Valuation. The Company shall record in its books and records the Units and membership interests of Contributor and the Contributor shall receive a capital account credit in accordance with the LLC Agreement in the amount of the Valuation.

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d. The Contributor and the Company intend that the conveyance of the Property and the issuance of the Contributor Interest be deemed a tax-free exchange pursuant to Section 721 of the Internal Revenue Code. Furthermore, the Company and the Contributor agree to file all federal, state and local tax returns in a manner consistent therewith.

e. The Contributor and the Company agree to use reasonable efforts, and to work together in good faith to eliminate or otherwise reduce any applicable real property transfer tax; provided, however, in the event the same shall become due and payable as a result of the contribution of the Property to the Company by the Contributor, the Company shall bear the expense of the real property transfer tax due and payable in connection therewith.

4. Conditions Precedent. It shall be a condition precedent to the Company's acceptance of the transfer and conveyance of the Property to the Company, and the issuance of the Contributor Interest to Contributor, that each of the following conditions shall have been satisfied, as determined by the Company in its reasonable discretion:

a. The Contributor shall have caused the Mapping to have been completed at Contributor's sole cost and expense, such that the Property shall constitute its own, separate tax parcel with its own Assessor's Parcel Number and that all other events or actions reasonably necessary or required in order to be able to convey the Property to the Company shall have been satisfied;

b. The Company, at the Company's cost, shall have received an ALTA survey of the Property, identifying the metes and bounds for the Property, and containing such other information as may be reasonably required by the Company and/or the title company;

c. The Contributor shall have obtained, at Contributor's sole cost and expense, all approvals from any existing home owner's association (including, without limitation, the MacDonald Ranch HOA) and/or community approvals and/or permissions with respect to the transfer of the Property and the subsequent development thereof;

d. The Contributor shall execute and deliver a grant bargain and sale deed in a form acceptable to the Company's title company, transferring fee simple title to the Property to the Company, subject only to those exceptions to title set forth on Exhibit D attached hereto and incorporated herein by this reference ("**Contributor's Deed**");

e. The Contributor shall execute and deliver all other documents reasonably required by the Company and/or its title company to convey the Property to the Company;

f. The Contributor shall execute and deliver a customary and commercially reasonable title affidavit and such other documents and/or instruments in the form reasonably required by the title company in order to issue the Title Policy (hereinafter defined);

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g. The Contributor shall execute and deliver all local and/or state transfer tax forms and/or other filing forms necessary to record the deed, or otherwise related to the recording of the deed;

h. The Contributor shall have caused a "non-foreign affidavit" as referred to in the Foreign Investment in Real Property Tax Act in a form reasonably acceptable to the Company, to be executed and delivered on behalf of Contributor;

i. The Company's receipt, as of the date of transfer of the Property, of a 2006 ALTA extended coverage Owner's Policy of Insurance for the Property (the "**Title Policy**") issued by a title company selected by the Company in the amount of the Valuation, insuring the Company as the fee owner of such Property, subject only to those exceptions set forth on Exhibit C. The Company shall be entitled to request that the title company provide such endorsements to the Title Policy as the Company (or any lender) may require, provided that such endorsements shall be at no cost to Contributor;

j. The Contributor shall have executed and delivered, and shall have caused Contributor's Golf Affiliate to execute and deliver, that certain Tri-Party Agreement to the Company in the form attached hereto as Exhibit B (the "**Tri-Party Agreement**"); and

k. The Contributor shall have executed and/or delivered such other documents, instruments and materials that are reasonably required under this Agreement, the LLC Agreement and/or that certain Private Placement Memorandum for the Company.

5. Failure of a Condition Precedent. In the event any of the conditions precedent set forth in Section 4 above shall not have been satisfied on or before the date which is twelve (12) months from the date hereof, or if the Contributor shall otherwise default in its obligations hereunder at any time, the Company shall have the right, in its sole discretion, at any time thereafter, to elect to terminate this Agreement, and upon notice thereof to Contributor, this Agreement shall be terminated and of no further force or effect.

6. Contributor's Indemnification of Company; Default; Survival.

a. The Company shall have all rights and remedies available hereunder or otherwise available at law and/or in equity as a result of a default by Contributor hereunder. Contributor hereby agrees to indemnify, defend and hold harmless the Company, any subsidiary of the Company which ultimately acquires title to the Property and any member, manager, employee, representative, agent, successor or assign of the Company and/or such subsidiary from and against any and all losses, liabilities, obligations, damages, suits, actions, claims, causes of action, costs, demands, penalties, and expenses, including reasonable legal fees and expenses, whether or not covered by insurance (the "**Losses**"), which Contributor, or any of its affiliates, or any third party may assert at any time against the Company or any of its affiliates (and/or which is otherwise suffered by the Company) as a result of, arising out of, or in connection with (i) any breach of a representation or warranty made by Contributor in or pursuant to this Agreement or any other agreement contemplated to be delivered in connection with or pursuant to this Agreement, or (ii) any breach or non-fulfillment by Contributor of the covenants, agreements or

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other obligations made by Contributor in this Agreement or any other agreement contemplated to be delivered in connection with or pursuant to this Agreement. The obligations of Contributor hereunder shall, without limitation, survive the transfer of the Property and/or the termination of this Agreement for a period of twelve (12) months.

b. The Contributor shall have all rights and remedies available hereunder or otherwise available at law and/or in equity as a result of a default by Company hereunder. The Company and NewCo hereby agree, jointly and severally, to indemnify, defend and hold harmless the Contributor and any member, manager, employee, representative, agent, successor or assign of Contributor (collectively, the "**Contributor Indemnified Parties**") from and against any and all Losses, which the Contributor, Contributor Indemnified Parties or any of their affiliates, or any third party may assert at any time against Contributor, Contributor Indemnified Parties or any of their affiliates (and/or which is otherwise suffered by Contributor) as a result of, arising out of, or in connection with (i) any breach of a representation or warranty made by the Company or NewCo in or pursuant to this Agreement or any other agreement contemplated to be delivered in connection with or pursuant to this Agreement, or (ii) any breach or non-fulfillment by the Company or NewCo of the covenants, agreements or other obligations made by the Company in this Agreement or any other agreement contemplated to be delivered in connection with or pursuant to this Agreement. The obligations of the Company hereunder shall, without limitation, survive the transfer of the Property and/or the termination of this Agreement for a period of twelve (12) months.

c. Contributor acknowledges that the execution and delivery of the Tri-Party Agreement, and Contributor's Golf Affiliate's observance and compliance with the terms and conditions thereof are a material inducement to Company agreeing to enter into this Agreement. Contributor further acknowledges and agrees that a breach of Contributor's Golf Affiliate's obligations under the Tri-Party Agreement shall result in irreparable harm and damage to the Company and NewCo.

d. Notwithstanding any other provision in this Agreement, all representations, warranties, covenants, indemnities and agreements made by the parties each to the other in or pursuant to this Agreement will survive any investigation that may have been made by any party and the transfer of the Property.

7. Pad Ready.

a. Contributor acknowledges and agrees that Contributor shall, at Contributor's sole cost and expense, cause the Property to be Pad Ready as soon as reasonably practicable after the date hereof, but in no event later than twelve (12) months after the date the Company provides Contributor with a grading plan, a geotechnical report (with soil compaction) and a civil plan, all in reasonably sufficient detail to identify where utilities shall be required to be stubbed out for the Property and to otherwise enable Contributor to commence the work necessary to cause the Property to be Pad Ready (the "**Pad Ready Outside Date**"), which obligation shall survive the transfer of the Property to the Company.

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b. For the purposes of this Agreement, "**Pad Ready**" shall mean the satisfaction of all of the following conditions in a manner sufficient to facilitate the development of the Property for the purposes contemplated by the Company:

i. all mass grading of the Property has been completed, including, without limitation, cutting, filling, and installation of appropriate retention walls, based upon soils reports, geotechnical studies, compaction requirements and a grading plan which will be obtained and warrantied by the Company;

ii. all gates (including without limitation, the Third Gate (hereinafter defined)) and roads to the Property have been installed and are accessible, and

iii. all utilities, including, without limitation, water, sewer, electric and gas, are run to the Property and available for connection thereto in a manner sufficient to service the entirety of the Property based upon reasonable service requirements provided and warranted by the Company (it being acknowledged by the Company that additional fire and water flow retention equipment may be required on-site which shall be the responsibility of the Company).

Notwithstanding the foregoing, provided Contributor satisfies all conditions required by this Section 4(b) in order to make the Property Pad Ready other than completion and delivery of the Third Gate prior to the Pad Ready Outside Date, Contributor shall be deemed to have satisfied the terms of Section 4(a) with respect to delivery prior to the Pad Ready Outside Date; provided, however, Contributor shall remain responsible for completing and delivering, at its sole cost and expense, the Third Gate, which obligation shall survive the Pad Ready Outside Date, and shall be completed no later than twelve (12) months from the date the Company (or its affiliates) break ground on construction of the Project. For the purposes hereof, the "**Third Gate**" shall mean a new, third gate providing for access to the Property, which gate shall be substantially and materially comparable with respect to the size, quality and materials as the gate providing access from Valle Verde which currently exists for the complex).

c. In the event the Contributor fails to cause the Property to be Pad Ready on or before the Pad Ready Outside Date, with ***time being of the essence*** with respect thereto, the Company shall have the right at any time thereafter, in its sole discretion and as its sole and exclusive remedy, upon written notice to Contributor, to take over the process of causing the Property to become Pad Ready, all at Contributor's sole cost and expense to the extent of the actual out-of-pocket and commercially reasonable costs thereof. In such event, Contributor shall be responsible for paying to the Company an amount equal to one hundred ten percent (110%) of such aggregate costs and expenses incurred by the Company with respect thereto, which payment shall be made by Contributor to the Company within thirty (30) days of demand therefor which is accompanied by paid invoices or other evidence of payment which is reasonably acceptable to Contributor, the failure of which shall result in the Contributor's capital account in the Company being reduced by the amount due.

d. Notwithstanding anything to the contrary contained herein, in the event Richard MacDonald shall become deceased, incapacitated or otherwise unavailable to actively coordinate causing the Property to become Pad Ready, the Company shall have the right at any time thereafter, if the Company reasonably determines that Contributor will be unable to cause the Property to be Pad Ready in a timely manner, in its reasonable discretion, upon not less than sixty

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(60) days written notice to Contributor, to take over the process of causing the Property to become Pad Ready, all at Contributor's sole cost and expense to the extent of the actual out-of-pocket and commercially reasonable costs thereof. In such event, Contributor shall be responsible for paying to the Company an amount equal to one hundred percent (100%) of such costs and expenses incurred by the Company with respect thereto, which payment shall be made by Contributor to the Company within thirty (30) days of demand therefor which is accompanied by paid invoices or other evidence of payment which is reasonably acceptable to Contributor, the failure of which shall result in the Contributor's capital account in the Company being reduced by the amount due.

8. Entitlements; Contributor's Right to Redemption of Contributor's Interest.

a. Concurrently with, and following completion of, the Mapping, the Company shall work in good faith, and with reasonable diligence and with the cooperation of Contributor, to obtain, at the Company's sole cost and expense, all entitlements (including, without limitation, permits, certificates, approvals, and variances relating to zoning and/or any other matter) from the City of Henderson and/or any other governing agency having jurisdiction over the Property, which shall include, without limitation, approval of a so-called Comp-Plan Amendment (collectively, the "**Development Entitlements**") in order to allow the Company to thereafter complete construction plans and specifications and obtain a construction permit allowing the Property to be developed as a luxury condominium project (the "**Condominium**") containing (i) not less than one hundred fifty (150) residential condominium units, including, without limitation, approximately 475,000 of sellable interior square feet, approximately 650,000 gross square feet and approximately 810,000 total square feet, (ii) buildings which shall be no greater than two hundred (200) feet tall; (iii) a maximum density of residential unit per acre limit of not more than thirty two (32) units per acre and (iv) such other amenities as reasonably determined by the Company (the "**Project**"), which obligation on the part of the Company shall expressly survive the transfer of the Property to the Company. Following the completion of the final construction plans and specifications, which shall be completed at the Company's sole cost and expense, the Company shall be responsible for obtaining, at the Company's sole cost and expense, the construction permit(s) relating to the construction of the Project and any other entitlements necessary for the Company to commence and thereafter complete construction of the Project (collectively, the "**Construction Entitlements**", and together with the Development Entitlements, the "**Entitlements**"). The failure of the Company to obtain the Entitlements shall not be deemed a default hereunder or otherwise give rise to liability under Section 6(b) herein unless such failure is caused by the bad faith and willful misconduct of the Company.

b. In the event that the Development Entitlements have not been received in accordance with the terms and conditions of Section 8(a) above for any reason whatsoever (other than the bad faith, inaction by the Company where it would be reasonably prudent for the Company to act or willful misconduct of the Company) on or before March 1, 2022, the Company shall have the right, upon thirty (30) days' notice to the Contributor (the "**Company's Redemption Notice**"), to elect to redeem the entirety of the Contributor Interest solely in exchange for a transfer of the Property by the Company back to the Contributor in its then current, as-is condition and without any obligation, on the part of the Company to unwind the Mapping or any other matters affecting the Property which occurred following the Mapping in connection with the application for the Entitlements, but expressly excluding any mortgage or other financing liens and any other

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encumbrances or exceptions to title which are not now set forth on Exhibit C attached hereto (which must be removed of record by the Company except for those encumbrances or exceptions filed in connection with the Mapping (such as, without limitation, utility declarations, grants of easements, and the like) which shall remain). In the event of a redemption of the Contributor Interest pursuant to this Section 8(b), this Agreement shall be deemed terminated and of no further force and effect (except for any obligations which expressly survive hereunder), and upon transfer of the Property to the Contributor (which obligation shall survive the termination of this Agreement), Contributor's capital account in the Company shall be deemed to be zero, the Contributor shall not own any interest in the Company and shall be deemed to have withdrawn and been removed as a member of the Company, forfeiting and waiving any and all rights as a member thereof.

c. In the event that (i) the Development Entitlements have not been received in accordance with the terms and conditions of Section 8(a) above for any reason whatsoever on or before March 1, 2022, or (ii) the Company has not raised reasonably sufficient capital, either through capital contributions by parties who shall be admitted as Members of the Company, obtaining commitments for debt financing or through such other means determined by the Manager on or before the date which is eighteen (18) months following contribution of the Property by the Contributor to the Company, such that the Company does not have sufficient capital available to the Company to complete the Project, Contributor shall have the right, in each case, upon thirty (30) days' notice to the Company (the "**Contributor's Redemption Notice**"), to elect to redeem the entirety of the Contributor Interest solely in exchange for a transfer of the Property by the Company back to the Contributor in its then current, as-is condition and without any obligation, on the part of the Company to unwind the Mapping or any other matters affecting the Property which occurred following the Mapping in connection with the application for the Entitlements, but expressly excluding any mortgage or other financing liens and any other encumbrances or exceptions to title which are not now set forth on Exhibit C attached hereto (which must be removed of record by the Company except for those encumbrances or exceptions filed in connection with the Mapping (such as, without limitation, utility declarations, grants of easements, and the like) which shall remain). In the event the Development Entitlements are received and/or the Manager arranges for sufficient capital to be available to the Company to complete the Project, as applicable, within thirty (30) days after the delivery of the applicable Contributor's Redemption Notice, such Contributor's Redemption Notice shall be deemed void, ab initio, and Contributor's right to redeem the Contributor Interest pursuant to this Section 8(c) with respect to the particular contingency item which was the basis for the Contributor's Redemption Notice shall be deemed withdrawn, forever waived and of no force or effect. In the event of a redemption of the Contributor Interest pursuant to this Section 8(c), this Agreement shall be deemed terminated and of no further force and effect (except for any obligations which expressly survive hereunder), and upon transfer of the Property to the Contributor (which obligation shall survive the termination of this Agreement), Contributor's capital account in the Company shall be deemed to be zero, the Contributor shall not own any interest in the Company and shall be deemed to have withdrawn and been removed as a member of the Company, forfeiting and waiving any and all rights as a member thereof. The failure of the Company to secure commitments for debt financing or through such other means determined by the Manager shall not be deemed a default hereunder or otherwise give rise to liability under Section 6(b) herein. The Company represents and covenants that it will not, unless with the prior written consent of MacDonald, encumber, assign, sell or transfer all or

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any part of the Property (other than encumbrances or similar instruments filed in connection with the Mapping (such as, without limitations, utility declarations, grants of easements, and the like)), including to NewCo, prior to the date upon which the Company has both received the Development Entitlements and has raised reasonably sufficient capital, either through capital contributions by parties who shall be admitted as Members of the Company, obtaining commitments for debt financing or through such other means determined by the Manager such that the Company shall have sufficient capital available to the Company to complete the Project. Notice of the right of Contributor to cause a redemption of the Contributor Interest shall be evidenced by a memorandum of such right which shall be recorded against the Property at Contributor's cost and expense. Contributor covenants and agrees to cause such memorandum to be terminated and removed of record upon Company's request at any time after Contributor's rights to send a Contributor's Redemption Notice are no longer available to Contributor pursuant to this Section 8(c).

9. Agreements with MacDonald Ranch HOA.

a. No later than sixty (60) days following the execution of this Agreement, Contributor shall use its good faith efforts to cause the MacDonald Ranch HOA to enter into an agreement, in form and substance reasonably satisfactory to the MacDonald Ranch HOA and the Company, which shall provide for the following:

i. The MacDonald Ranch HOA shall allow for wayfinding signage to be installed at the sole cost and expense of the Company, which signage shall be substantially and materially in the same style as all existing directional signage for all other property which is a part of, or otherwise subject to, the MacDonald Ranch HOA, and which signage shall be in locations reasonably acceptable to both MacDonald Ranch HOA and the Company. In addition, the existing shared wayfinding/directional signage which currently exists shall be modified to include the Project.

ii. The MacDonald Ranch HOA shall, subject to compliance with applicable law, permit the Company to install signage on the construction fencing of the Project.

iii. The Company shall include in the condominium's governing documents, a requirement that the initial purchaser of each residential unit shall be required to apply for an initial social membership from the Golf Property (as defined in the Tri-Party Agreement) with an initiation fee of $1,500.00, with no obligation to thereafter renew same, and which initiation fee may be applied as a credit against an upgraded membership, which shall be valued at the then current market price for social memberships. Any other dues at the then regular rates being offered to all other parties acquiring social memberships will be the responsibility of the individual purchasers. The foregoing provisions of this paragraph shall not apply with respect to a purchaser of a residential unit if that purchaser is already a member of the Golf Property.

iv. The Company (and the subsequent unit owners within the Property) shall not be treated in a discriminatory manner with respect to dues, assessments, rights and/or restrictions as members within the MacDonald Ranch HOA.

v. The agreement and the provisions thereof shall be covenants running with the land and shall be binding upon and inure to the benefit of the parties and their respective heirs, devises legal representatives, successors and assigns.

10. Miscellaneous.

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a. Binding Effect. The parties hereto agree that this Agreement shall bind and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

b. Notices. Each notice, request, demand and other communication hereunder will be in writing and will be deemed to have been duly given (i) when delivered by hand (so long as the delivering party shall have received a receipt of delivery executed by the party to whom such notice was delivered), or (ii) when sent by email (with receipt confirmed) provided a copy is also sent by United States mail or recognized overnight courier service, or (iv) one business day after delivery to a recognized overnight courier service, in each case addressed to the parties as follows (or to such other address as a party may designate by notice to the others):

If to Contributor:

PA18L1, LLC
552 S. Stephanie Street
Henderson, Nevada 89012
Attention: Richard MacDonald
Email: pbykowski@macdonaldproperties.com

With a copy to:

Rice Reuther Sullivan & Carroll, LLP
3800 Howard Hughes Pkwy., Suite 1200
Las Vegas, NV 89169
Attention: Stephen M. Rice, Esq.
Email: srice@rrsc-law.com

If to the Company:

Henderson Pinnacle NewCo., LLC
1411 Broadway, Floor 16
New York, New York 10018
Attention: Brandon Perrotta
Email: brandon@luxusgroup.com

With a copy to:

Federman Steifman LLP
220 East 42nd Street, 29th Floor
New York, New York 10017
Attention: Lee. D. Edelson, Esq.
Email: ledelson@federmansteifman.com

c. Counterparts. This Agreement may be executed in two or more counterparts each of which shall be deemed an original and all of which taken together shall

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constitute but one and the same instrument. Delivery of an executed counterpart to this Agreement by facsimile or .pdf shall be as effective as delivery of a manually executed counterpart of this Agreement.

d. Amendments. This Agreement may not be amended, altered or modified except by a written instrument signed by all parties.

e. Headings. The headings in the Articles and Sections of this Agreement are inserted for convenience of reference only and will not constitute a part hereof.

f. Applicable Law; Exclusive Jurisdiction. This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada. The parties agree that any action brought by either party under or in relation to this Agreement, including without limitation to interpret or enforce any provision of this Agreement, shall be brought in, and each party agrees to and does hereby submit to the jurisdiction and venue of, any state or federal court located in Clark County, Nevada.

g. Construction. This Agreement is the result of negotiations between the parties, none of whom has acted under any duress or compulsion, whether legal, economic or otherwise. Accordingly, the terms and provisions hereof shall be construed in accordance with their usual and customary meanings. Contributor and the Company each hereby waive the application of any rule of law which otherwise would be applicable in connection with the construction of this Agreement that ambiguities or conflicting terms or provisions should be construed against the party who (or whose attorney) prepared the executed Agreement or any earlier draft of the same.

h. Severability. If any provision of this Agreement or any portion of any provision of this Agreement shall be deemed to be invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not alter the remaining portion of such provision, or any other provision hereof, as each provision of this Agreement shall be deemed severable from all other provisions hereof.

[SIGNATURES FOUND ON THE FOLLOWING PAGE]

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CONTRIBUTOR SIGNATURE PAGE

The undersigned, desiring to enter into the foregoing Contribution and Exchange Agreement (the "Agreement"), acknowledges and agrees that it has reviewed and understands the Agreement and the LLC Agreement and it hereby agrees to all the terms and provisions of the Agreement and the LLC Agreement.

Exact Name
of Contributor: PA18L1, LLC, a Nevada limited liability company

Signature of Individual
Member or Authorized
Signatory of Contributor
that is an Entity: Richard MacDonald DocuSigned by: Richard MacDonald DECBA713289E488...

Address: PA18 L1, LLC
552 S. Stephanie Street
Henderson, Nevada 89012

Business Telephone Number: (702-458-0001)
Facsimile Number: (702-458-5570)
E-mail: jmuir@macdonaldproperties.com
Social Security or Federal
Employer Identification
Number: 20111360357

COMPANY:

HENDERSON PINNACLE NEWCO. INVESTOR, LLC

By: Luxus Azure Pinnacle JV, LLC.
Its Manager

By: LMC US Corp..
Its Manager

By: DocuSigned by: 97EE98C7B844E...
Jonathan Lawrence
Secretary

NEWCO:

HENDERSON PINNACLE NEWCO, LLC

By: Henderson Pinnacle Newco. Investor, LLC.
Its Sole Member

By: Luxus Azure Pinnacle JV, LLC.
Its Manager

By: LMC US Corp..
Its Manager

By: DocuSigned by: 97EE98C7B844E...
Jonathan Lawrence
Secretary

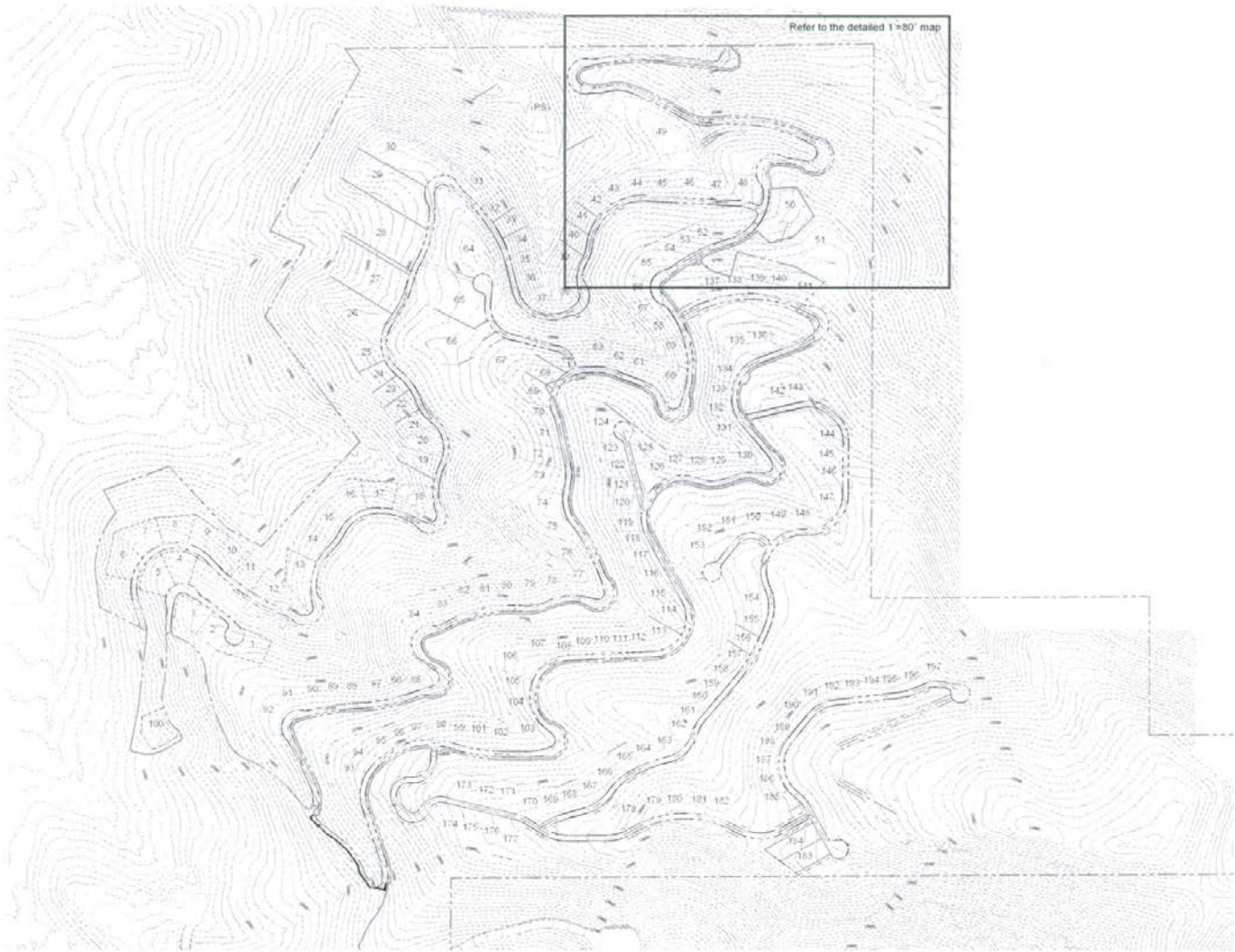
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Exhibit A-1

[Master Community Map with Property crosshatching]

MACDONALD HIGHLANDS PLANNING AREA 18
HENDERSON, NEVADA

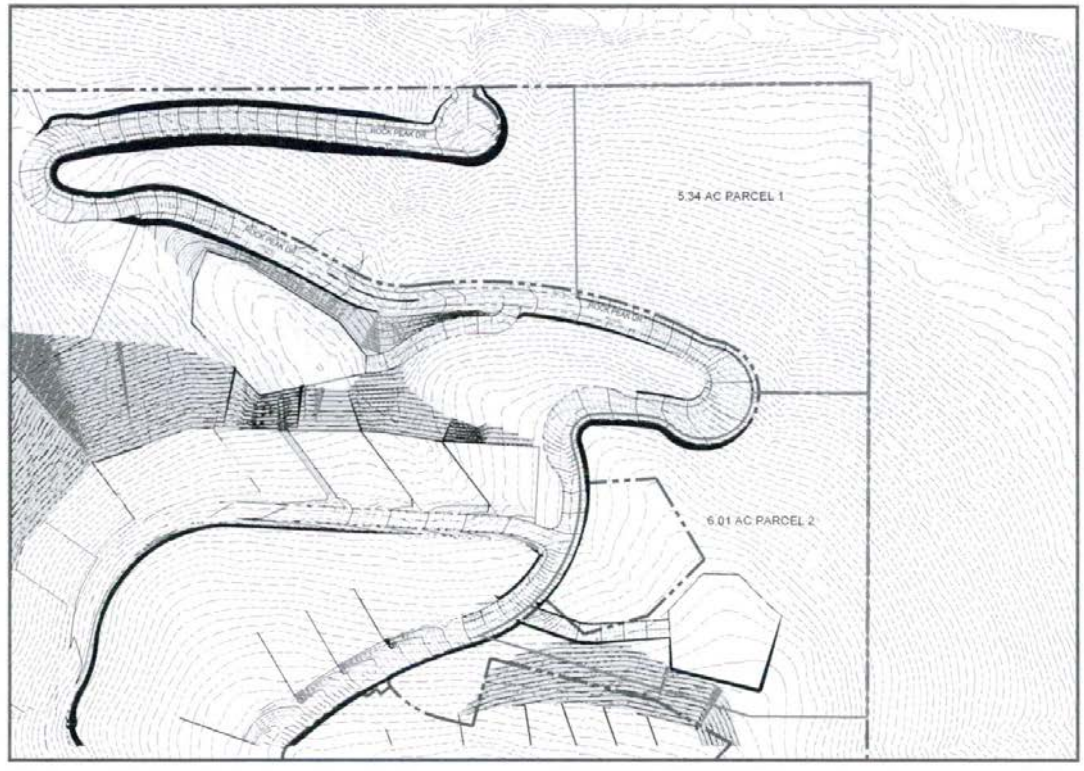


Westwood

PLANNING AREA 18
OVERALL SITE PLAN

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MACDONALD HIGHLANDS PLANNING AREA 18
CITY OF HENDERSON



Westwood
Phone (702) 294-5900 5740 S. Arville Street Suite 216
Toll Free (888) 937-5150 Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PARCEL EXHIBIT

80' 160' 240'

DATE:September 23, 2020
SCALE:1"=80'
PROJECT #:MCD1702.000

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10/8/2025

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Exhibit A-2

[Attach schedule(s) from Term Sheet]

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LUXUS

Exhibit 1: unofficial site map



25 W 39th Street, Floor 7 New York, NY 10018 | ph 917-242-1173
luxusgroup.com

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5207696

Exhibit B

[See Attached]

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TRI-PARTY AGREEMENT

THIS TRI-PARTY AGREEMENT (this "**Agreement**") is dated as of May 25, 2021 (the "**Effective Date**") by and among PA18L1, LLC (the "**Contributor**"), DRAGONRIDGE HOLDINGS, LLC (the "**Contributor's Golf Affiliate**") and HENDERSON PINNACLE NEWCO., LLC (the "**Company**").

W I T N E S S E T H:

WHEREAS, Contributor owns approximately 11.35 acres as reflected on Exhibit 1 annexed hereto and made a part hereof, located in the County of Clark, City of Henderson and State of Nevada (together with improvements thereon, if any, the "**Property**") which Property forms a part of the community commonly known as the Foothills at Macdonald Ranch Homeowner's Association (the "**Master Community**"); and

WHEREAS, a portion of the Master Community (the "**Golf Property**") is improved by a golf course, a clubhouse (the "**Clubhouse**") and related improvements, all of which are owned and operated by Contributor's Golf Affiliate; and

WHEREAS, the Company was formed in order to develop the Property into a condominium association containing at least one hundred fifty (150) residential condominium units and such other amenities as determined by the Company (the "**Project**"); and

WHEREAS, Contributor, the Company and Henderson Pinnacle Newco, Investor, LLC ("**Sole Member**"), being the sole member of the Company, have entered into a certain Contribution and Exchange Agreement whereby, among other things, Contributor shall contribute the Property to Sole Member in exchange for membership interests therein (who shall subsequently transfer the Property to the Company); and

WHEREAS, Company and Sole Member are under common control and ownership and the Company and the common owners thereof shall recognize economic benefit from the development of the Property and the completion of the Project; and

WHEREAS, Contributor and Contributor's Golf Affiliate are under common control and ownership and Contributor's Golf Affiliate and the common owners thereof shall recognize economic benefit from the development of the Property and the completion of the Project.

NOW, THEREFORE, in consideration of the foregoing, and of the mutual promises herein contained, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. Contributor's Golf Affiliate Representations. Contributor's Golf Affiliate hereby represents and warrants that:

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a. As of the date hereof, Contributor's Golf Affiliate is the sole owner and operator of the Golf Property and the business operating thereat.

b. If the Contributor's Golf Affiliate is a corporation, limited liability company, partnership, trust or other entity, it is duly organized and validly existing under the laws of its jurisdiction of organization and has full authority to enter into this Agreement and perform the transactions contemplated hereby. If the Contributor's Golf Affiliate is a natural person, the Contributor's Golf Affiliate has reached the age of majority in the state in which the Contributor's Golf Affiliate resides.

c. There is no petition in bankruptcy or any petition or answer seeking an assignment for the benefit of creditors, the appointment of a receiver, trustee, liquidation or dissolution or similar relief under the U.S. Bankruptcy Code or any state law filed by or against or, to Contributor's Golf Affiliate's current actual knowledge, threatened to be filed by or against Contributor's Golf Affiliate, or any of Contributor's Golf Affiliate direct or indirect constituents.

d. Neither the execution and the delivery of this Agreement nor the consummation of the transactions contemplated by this Agreement is subject to any requirement that Contributor's Golf Affiliate obtain any consent, approval or authorization of, or make any declaration or filing with, any governmental authority or third party (including, without limitation, any home owners association for which the Golf Property is a part) that has not been obtained or render such execution, delivery or consummation illegal or invalid, or would constitute a default on the part of Contributor's Golf Affiliate, at law or in equity, or before any governmental agency, pending or, to Contributor's Golf Affiliate's knowledge, threatened against or affecting Contributor's Golf Affiliate or the Golf Property that: (i) could reasonably be expected to result in, or which in any way results in, any adverse change in Contributor's Golf Affiliate's business or financial condition; (ii) could reasonably be expected to adversely affect, or which in any way adversely affects, the current use or operation of the Golf Property, or otherwise adversely affects the Golf Property or any interest therein in any manner, or (iii) could reasonably be expected to adversely affect Contributor's Golf Affiliate's ability to perform its obligations under this Agreement.

e. No broker, finder, agent or other intermediary has been employed by or on behalf of Contributor's Golf Affiliate or any of its affiliates in connection with the negotiation or consummation of this Agreement or any of the transactions contemplated hereby, and no such party has any right or claim to any commission, finder's fee or similar amount payable as a result of any act of, or engagement of such party by Contributor's Golf Affiliate or any of its affiliates. Contributor's Golf Affiliate covenants that should any claim be made against the Company for any commission or other compensation by any broker, finder, person, firm or corporation, based upon or alleging negotiations, dealings or communications with Contributor's Golf Affiliate or Contributor's Golf Affiliate's representative(s) in connection with this transaction or the Golf Property, Contributor's Golf Affiliate shall indemnify and hold the Company harmless from any and all damages, expenses (including attorneys' fees and disbursements) and liability arising from such claim.

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f. Contributor's Golf Affiliate has not received any notice of condemnation or of eminent domain proceedings or negotiations for the purchase of any of the Golf Property in lieu of condemnation, and no condemnation or eminent domain proceedings or negotiations have been commenced or, to the best of Contributor's Golf Affiliate's knowledge, threatened in connection with the Golf Property.

g. [Reserved].

h. Contributor's Golf Affiliate is and has been in material compliance with all applicable environmental laws, and has not received any written notice regarding (i) alleged violations of any applicable environmental laws that remain uncorrected or (ii) any hazardous materials, or required corrective, investigatory or remedial obligations under any applicable environmental laws that remain uncorrected.

2. [Reserved]

3. Golf Memberships. Contributor's Golf Affiliate shall make no less than fifty (50) individual golf memberships available to the owners of the individual condominium units comprising the Property. Each individual condominium unit owner will have the option to purchase a golf membership, which membership and dues shall be on market terms, consistent to what is then being offered by Contributor's Golf Affiliate to all other prospective members.

4. Access to Golf Property and Clubhouse. Contributor's Golf Affiliate acknowledges and agrees that Luxus Azure Pinnacle JV, LLC shall be provided with an honorary golf membership (as a master developer account) until such time as all of the units comprising the Project have been sold. The principals of Luxus Azure Pinnacle JV, LLC, as well as designated senior sales personnel relating to the Project, shall have unrestricted access to the golf course and Clubhouse (subject only to the restrictions imposed upon active members of the golf course and/or Master Community) at the same cost and expense as active members, so long as such parties are joined by prospective purchasers of units within the Project, in order to allow such prospective purchasers an opportunity to avail themselves of the benefits of the premier level golf and social memberships within the Master Community.

5. Miscellaneous.

a. Binding Effect. The parties hereto agree that this Agreement shall bind and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

b. Notices. Each notice, request, demand and other communication hereunder will be in writing and will be deemed to have been duly given (i) when delivered by hand (so long as the delivering party shall have received a receipt of delivery executed by the party to whom such notice was delivered), or (ii) when sent by email (with receipt confirmed) provided a copy is also sent by United States mail or recognized overnight courier service, or (iv) one business day after delivery to a recognized overnight courier service, in each case addressed to the parties as follows (or to such other address as a party may designate by notice to the others):

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If to Contributor:

PA18L1, LLC
552 S. Stephanie Street
Henderson, Nevada 89012
Attention: Richard MacDonald
Email: pbykowski@macdonaldproperties.com

With a copy to:

Rice Reuther Sullivan & Carroll, LLP
3800 Howard Hughes Pkwy., Suite 1200
Las Vegas, NV 89169
Attention: Stephen M. Rice, Esq.
Email: srice@rrsc-law.com

If to Contributor's Golf Affiliate:

Dragonridge Holdings, LLC
552 S. Stephanie Street
Henderson, Nevada 89012
Attention: Richard MacDonald
Email: pbykowski@macdonaldproperties.com

With a copy to:

Rice Reuther Sullivan & Carroll, LLP
3800 Howard Hughes Pkwy., Suite 1200
Las Vegas, NV 89169
Attention: Stephen M. Rice, Esq.
Email: srice@rrsc-law.com

If to the Company:

Henderson Pinnacle NewCo., LLC
1411 Broadway, Floor 16
New York, New York 10018
Attention: Brandon Perrotta
Email: brandon@luxusgroup.com

With a copy to:

Federman Steifman LLP
220 East 42nd Street, 29th Floor
New York, New York 10017
Attention: Lee. D. Edelson, Esq.
Email: ledelson@federmansteifman.com

c. Default. Company shall be entitled to all rights and remedies available at law and in equity as a result of a default hereunder.

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d. Counterparts. This Agreement may be executed in two or more counterparts each of which shall be deemed an original and all of which taken together shall constitute but one and the same instrument. Delivery of an executed counterpart to this Agreement by facsimile or .pdf shall be as effective as delivery of a manually executed counterpart of this Agreement.

e. Amendments. This Agreement may not be amended, altered or modified except by a written instrument signed by all parties. Notwithstanding the foregoing, in the event that either (i) the Contribution Agreement shall be terminated prior to the Property being transferred to Sole Member or (ii) Contributor's interest in Sole Member shall be redeemed in its entirety such that the Property is transferred back to Contributor in accordance with the terms and conditions of the Contribution Agreement, this Agreement shall terminate and be of no further force or effect and no party hereto shall have any obligations to the others hereunder except for those obligations which expressly survive the termination of this Agreement, if any.

f. Headings. The headings in the Articles and Sections of this Agreement are inserted for convenience of reference only and will not constitute a part hereof.

g. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada.

h. Construction. This Agreement is the result of negotiations between the parties, none of whom has acted under any duress or compulsion, whether legal, economic or otherwise. Accordingly, the terms and provisions hereof shall be construed in accordance with their usual and customary meanings. Contributor, Contributor's Golf Affiliate and the Company each hereby waive the application of any rule of law which otherwise would be applicable in connection with the construction of this Agreement that ambiguities or conflicting terms or provisions should be construed against the party who (or whose attorney) prepared the executed Agreement or any earlier draft of the same.

i. Severability. If any provision of this Agreement or any portion of any provision of this Agreement shall be deemed to be invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not alter the remaining portion of such provision, or any other provision hereof, as each provision of this Agreement shall be deemed severable from all other provisions hereof.

[SIGNATURES FOUND ON THE FOLLOWING PAGE]

DocuSign Envelope ID: 3A8142DA-C5CE-41D7-B898-CC72A2E7FB5D

IN WITNESS WHEREOF, the undersigned has executed and delivered this instrument as of the date and year first above written.

CONTRIBUTOR'S GOLF AFFILIATE:

DRANGONRIDGE HOLDINGS, LLC

By: DocuSigned by: Richard MacDonald
Richard MacDonald
Manager

CONTRIBUTOR:

PA18L1, LLC

By: DocuSigned by: Richard MacDonald
Name: Richard MacDonald
Title: Manager

COMPANY:

HENDERSON PINNACLE NEWCO., LLC

By: Henderson Pinnacle Newco. Investor, LLC.
Its Sole Member

By: Luxus Azure Pinnacle JV, LLC,
Its Manager

By: LMC US Corp.,
Its Manager

By: DocuSigned by:
Jonathan Lawrence
Secretary

[Signature Page to Tri-Party Agreement]

DocuSign Envelope ID: 3A8142DA-C5CE-41D7-B898-CC72A2E7FB5D

Exhibit 1

Lot 52 as shown on TMA-2013500575-A7 Tentative Map for MacDonald Highlands Planning Area 18 approved on April 22. 2021 by the City of Henderson which shall be +/- 11.35 acres (+/- 494.275 SF).

DocuSign Envelope ID: 3A8142DA-C5CE-41D7-B898-CC72A2E7FB5D

Exhibit C

[Encumbrances]

1) Mineral rights, reservations, easements and exclusions in the Patent from the United States of America. Recorded February 10, 1970 in Book 10, Document No.: 7408, Official Records.

2) Covenants, conditions, restrictions and easements contained in that certain Declaration of Mutual Covenants, Conditions and Restrictions (Foothills), Recorded January 12, 1995 in Book 950112 Document No.: 01061, Official Records so long as the title company insures against any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

3) Dedications and easements as indicated or delineated on the map of The Foothills at MacDonald Ranch, as shown by map thereof on file Book 70 of Plats, Page 66, and recorded November 13, 1995 in Book 951113 as Document No. 01214, Official Records.

4) Covenants, conditions, restrictions and easements contained in the Master Declaration of Covenants, Conditions and Restrictions for the Foothills at MacDonald Ranch. Recorded August 20, 1997 in Book 970820, Document No. : 01249, Official Records, so long as the title company insured against any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

   Amendment to Master Declaration of Covenants, Conditions and Restrictions for the Foothills at MacDonald Ranch recorded October 24, 2012 in Book 20121024 Document no.: 02211, Official Records.

5) Dedications and easements as indicated or delineated on the Amended Plat of The Foothills at MacDonald Ranch, as shown by map thereof on file Book 83 of Plats, Page 80, and recorded April 3, 1998 in Book 980403 as Document No. 00511, Official Records.

   The easement interest of Southwest Gas Corporation, Sprint, Nevada Power Company and Prime Cable in and to portions of that certain private street known as Foothills Village Drive, as shown on the above referenced Amended Plat have been relinquished by instruments recorded September 11, 1998 in Book 980911 as Document Nos. 00557 and 00559, Official Records.

   The public utility easements within portions of that certain private street known as Foothills Village Drive, as shown on the above referenced Amended Plat have been vacated by that certain Order of Vacation recorded February 10, 1999 in Book 990210 as Document No. 00895, Official Records.

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6) Dedications and easements as indicated or delineated on the Second Amended Final Map of The Foothills at MacDonald Ranch, as shown by map thereof on file Book 87 of Plats, Page 59, and recorded December 23, 1998 in Book 981223 as Document No. 00835, Official Records.

   The utility easements within portions of those certain private streets known as MacDonald Ranch Drive, St. Croix Street and Quiet River Avenue, as shown on the above referenced Second Amended Plat have been vacated by that certain Order of Vacation recorded May 4, 2000 in Book 20000504 as Document No. 00802, Official Records.

7) Dedications and easements as indicated or delineated on the Third Amended Final Map of a portion of The Foothills at MacDonald Ranch, as shown by map thereof on file Book 95 of Plats, Page 27, and recorded June 21, 2000 in Book 20000621 as Document No. 00775, Official Records.

8) A Right of Entry affecting said land for the purposes stated herein, and incidental purposes In favor of : Nevada Power Company, its successors and/or assigns and/or their agents and/or contractors for constructing, installing, energizing and maintaining electrical facilities recorded October 6, 2005 in Book 20051006 Document No.: 01430, Official Records.

9) Dedications and easements as indicated or delineated on the Amended Parent Final Map of the Foothills @ MacDonald Ranch, as shown by map thereof on file Book 130 of Plats, Page 34, and recorded March 17, 2006 in Book 20060317 as Document No. 001062, Official Records.

   As amended by Certificate of Amendment Recorded : June 11, 2007 in Book 20070611 Document No. : 01245, Official Records.

10) The terms, covenants, conditions and provisions as contained in an instrument, entitled "City of Henderson Zoning Resolution No. 3620" Reference No. : ZCA-06-660018-E1 Recorded : March 28, 2007 in Book 20070328 Document No. : 02937, Official Records.

11) A Right of Entry affecting said land for the purposes stated herein, and incidental purposes in favor of : Nevada Power Company, its successors and/or assigns and/or their agents and/or contractors for constructing, installing, energizing and maintaining electrical facilities recorded April 26, 2007 in Book 20070426 Document No. : 02424, Official Records.

12) The terms, covenants, conditions and provisions as contained in an instrument, entitled "City of Henderson Zoning Ordinance No. 2623" Reference No. : ZCA-06-660018-A12 recorded August 8, 2007 in Book 20070808 Document No.: 02065, Official Records.

13) Dedications and easements as indicated or delineated on the Amended Final Map of Foothills @ MacDonald Ranch, as shown by map thereof on file Book 140 of Plats, Page 87, and recorded September 17, 2008 in Book 20080917 as Document No. 02142, Official Records.

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14) Dedications and easements as indicated or delineated on the Final Map of MacDonald Highlands Planning Areas 20 and 18 Phase 1, as shown by map thereof on file Book 140 of Plats, Page 94, and recorded September 19, 2008 in Book 20080919 as Document No. 03483, Official Records.

15) 25. The terms, covenants, conditions and provisions as contained in an instrument, entitled "City of Henderson Ordinance No. 3573" Reference No.: ZCA-2005550018-A21 recorded October 17, 2019 in Book 20191017 Document No. : 02162, Official Records.

16) A Right of Entry affecting said land for the purposes stated herein, and incidental purposes in favor of Nevada Power Company, a Nevada corporation, d/b/a NV Energy for construct, operate, add to, modify, maintain and remove communication and electrical facilities recorded March 10, 2020 in Book 20200310 Document No.: 03140, Official Records.

17) An easement affecting a portion of said land for the purpose stated herein, and incidental purposes in favor of City of Henderson for municipal utilities recorded on October 5, 2020 as Instrument #20201005-0000918.

18) The terms, covenants, conditions and provisions as contained in an instrument, entitled "Ordinance No. 3744" recorded on February 1, 2021 as Instrument #20210201-0001645

19) Dedications and easements as indicated or delineated on the map of MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 5, as shown by map thereof on file Book 164 of Plats, Page 19, and recorded in the official records.

As amended by Certificate of Amendment Recorded: on April 19, 2021 as Instrument #20210419-0000362 in the official records.

DocuSign Envelope ID: 3A8142DA-C5CE-41D7-B898-CC72A2E7FB5D

Exhibit D
Form of Deed

APN: [_____]

MAIL TAX STATEMENTS TO AND
WHEN RECORDED, RETURN TO:
_____
_____
_____
Attention: _____

(Space Above for Recorder's Use)

GRANT BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, _____, a _____ ("**Grantor**"), does hereby GRANT, BARGAIN and SELL to _____, a _____ ("**Grantee**"), all of that certain real property in the County of Clark, State of Nevada, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference and made a part hereof (the "**Land**"), together with any and all structures and improvements located thereon, all of Grantor's right, title and interest in and to the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances to the extent belonging or appertaining to the Land or such structures and improvements (collectively, the "**Property**").

SUBJECT TO:

1. General taxes for the current fiscal tax year not then delinquent.

2. Covenants, conditions, restrictions, reservations, rights, rights-of-way and easements of record or ascertainable from an inspection of the Land.

[SIGNATURE FOLLOWS]

DocuSign Envelope ID: 3A8142DA-C5CE-41D7-B898-CC72A2E7FB5D

[SIGNATURE PAGE TO DEED
RELATING TO APN: _____]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on _____, 20__.

GRANTOR:

By: _____
Name: _____
Its: _____

STATE OF NEVADA)
)
COUNTY OF CLARK)

This instrument was acknowledged before me on _____, 20__, by _____ as _____ of _____, a Nevada limited liability company.

_____
NOTARY PUBLIC

My Commission expires: _____

DocuSign Envelope ID: 3A8142DA-C5CE-41D7-B898-CC72A2E7FB5D

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

[to be attached]

From: Paul Bykowski <pbykowski@macdonaldproperties.com>
Sent: Tuesday, February 4, 2025 3:19 PM
To: Karen Slaughter <kga@ClarkCountyNV.gov>
Subject: RE: Appeal Cases 523, 524

Our sales reservations are confidential information that we do not want to make public. It would hurt our ability to market units and negotiate prices. Once the units are sold you will get the transaction information.

From: Karen Slaughter <kga@ClarkCountyNV.gov>
Sent: Tuesday, February 4, 2025 10:50 AM
To: Paul Bykowski <pbykowski@macdonaldproperties.com>
Subject: RE: Appeal Cases 523, 524

Mr. Bykowski,

Can you please provide me with the parcel numbers of all units that have reservations, along with the expected purchase price.

Sincerely,

Karen Slaughter
Senior Management Analyst, Clark County Assessor's Office
service integrity respect accountability excellence leadership

From: Paul Bykowski <pbykowski@macdonaldproperties.com>
Sent: Tuesday, February 4, 2025 10:48 AM
To: Karen Slaughter <kga@ClarkCountyNV.gov>
Subject: RE: Appeal Cases 523, 524

None have sold as they don't exist. There are reservations for completed units that will hopefully sell when they are built.

From: Karen Slaughter <kga@ClarkCountyNV.gov>
Sent: Tuesday, February 4, 2025 10:44 AM
To: Paul Bykowski <pbykowski@macdonaldproperties.com>
Subject: Appeal Cases 523, 524

Mr. Bykowski,

Multiple news articles available on the developer website indicate that more than 50% of the Four Seasons Private Residences have sold. A November article specifies that 97 of the 171 residential units have sold. The Assessor is

requesting the purchase contracts including parcel number and purchase price for the 97 units and any additional units that are in contract.

The case material for cases 523 and 524 will be ready for you to pick up three days prior to the hearing date.

Sincerely,

Karen Slaughter
Senior Management Analyst, RES

togetherforbetter
500 S. Grand Central Pkwy, 2nd Floor | Las Vegas, NV 89155
Email: Karen.Slaughter@ClarkCountyNV.gov
Direct: 702.455.4976 | Office: 702.455.4997
ClarkCountyNV.gov

Español Español

service integrity respect accountability excellence leadership



CLARK COUNTY
BOARD OF EQUALIZATION

Case # 524

Assessor Information

Case Summary
00524

Owner:	HENDERSON PINNACLE NEWCO L L C	Parcel Number:	178-26-115-003
Mailing Address:	225 NE 34TH ST # 201	Appeal #:	00524
		Fiscal Year #:	2024-2025 Unsecured
	MIAMI FL 33137	BOE Date #:	02/20/2025 08:00 am Commission Chambers
		Appraiser:	Karen Slaughter
		Land Use Code:	12.000.C
		Neighborhood Code:	4133.65
Situs:	HENDERSON	Total Acres:	148.0875
Legal Description:	PINNACLE RESIDENCES AT MACDONALD HIGHLANDS PLAT BOOK 173 PAGE 9		

Totals for all Parcels						
	2023-2024		2024-2025		2025-2026	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	0	0	8,276,808	23,648,023	118,240,114	337,828,898
Improvement Value	0	0	0	0	58,274	166,496
Supplemental Value	0	0	0	0	0	0
Total	0	0	8,276,808	23,648,023	118,298,388	337,995,394

178-26-115-004,178-26-115-005,178-26-115-006,178-26-115-007,178-26-115-008,178-26-115-009,178-26-115-010,178-26-115-011,178-26-115-012,178-26-115-013,178-26-115-017,178-26-115-018,178-26-115-019,178-26-115-020,178-26-115-021,178-26-115-022,178-26-115-023,178-26-115-024,178-26-115-025,178-26-115-026,178-26-115-027,178-26-115-028,178-26-115-029,178-26-115-030,178-26-115-031,178-26-115-032,178-26-115-033,178-26-115-034,178-26-115-035,178-26-115-036,178-26-115-037,178-26-115-038,178-26-115-039,178-26-115-040,178-26-115-041,178-26-115-042,178-26-115-043,178-26-115-044,178-26-115-045,178-26-115-046,178-26-115-047,178-26-115-048,178-26-115-049,178-26-115-050,178-26-115-051,178-26-115-052,178-26-115-053,178-26-115-054,178-26-115-055,178-26-115-056,178-26-115-057,178-26-115-058,178-26-115-059,178-26-115-060,178-26-115-061,178-26-115-062,178-26-115-063,178-26-115-064,178-26-115-065,178-26-115-066,178-26-115-067,178-26-115-068,178-26-115-069,178-26-115-070,178-26-115-071,178-26-115-072,178-26-115-073,178-26-115-074,178-26-115-075,178-26-115-076,178-26-115-077,178-26-115-078,178-26-115-079,178-26-115-080,178-26-115-081,178-26-115-082,178-26-115-083,178-26-115-084,178-26-115-085,178-26-115-086,178-26-115-087,178-26-115-088,178-26-115-089,178-26-115-090,178-26-115-091,178-26-115-092,178-26-115-093,178-26-115-094,178-26-115-095,178-26-115-096,178-26-115-097,178-26-115-098,178-26-115-099,178-26-115-100,178-26-115-101,178-26-115-102,178-26-115-103,178-26-115-104,178-26-115-105,178-26-115-106,178-26-115-107,178-26-115-108,178-26-115-109,178-26-115-110,178-26-115-111,178-26-115-112,178-26-115-113,178-26-115-114,178-26-115-115,178-26-115-116,178-26-115-117,178-26-115-118,178-26-115-119,178-26-115-120,178-26-115-121,178-26-115-122,178-26-115-123,178-26-115-124,178-26-115-125,178-26-115-126,178-26-115-127,178-26-115-128,178-26-115-129,178-26-115-130,178-26-115-131,178-26-115-132,178-26-115-133,178-26-115-134,178-26-115-135,178-26-115-136,178-26-115-137,178-26-115-138,178-26-115-139,178-26-115-140,178-26-115-141,178-26-115-142,178-26-115-143,178-26-115-144,178-26-115-145,178-26-115-146,178-26-115-147,178-26-115-148,178-26-115-149,178-26-115-150,178-26-115-151,178-26-115-152,178-26-115-153,178-26-115-154,178-26-115-155,178-26-115-156,178-26-115-157,178-26-115-158,178-26-115-159,178-26-115-160,178-26-115-161,178-26-115-162,178-26-115-163,178-26-115-164,178-26-115-165,178-26-115-166,178-26-115-167,178-26-115-168,178-26-115-169,178-26-115-170,178-26-115-171,178-26-

115-172,178-26-115-173,178-26-115-174,178-26-115-014,178-26-115-015,178-26-115-016,

togetherforbetter

OFFICE OF THE COUNTY ASSESSOR

BRIANA JOHNSON
Clark County Assessor
(702) 455-4997 ● Fax: (702) 455-0191
www.clarkcountynv.gov/assessor

Mary Ann, Weidner Deputy Director of Assessment Services

Withdrawal of Appeal from the Board of Equalization

02/03/2025
HENDERSON PINNACLE NEWCO L L C
225 NE 34TH ST # 201
MIAMI, FL 33137

RE:		
	Appeal No.	524
	Parcel No(s).	178-26-115-003
	Parcel Count.	172

Dear Taxpayer:

The Appraisal Division of the Clark County Assessor's Office has completed the review of the taxable value of the above property(ies) under appeal. After careful consideration of the facts involved, our conclusion is that the current assessment does not exceed full cash value and is fair and equitable. For these reasons, it is our opionion that no changes are justifiable at this time. Therefore, the taxable value will remain as follows:

Fiscal Year:	**2024-2025**
Land	$23,648,023
Improvements	$0
Supplemental	$0
Total Taxable Value	**$23,648,023**

By signing below, Petitioner agrees to the above determination. Please return this letter to our office before your scheduled hearing. You may mail to the address below, email to kga@clarkcountynv.gov or FAX to 702-380-9541.

Sincerely,

Karen Slaughter

Appraisal Division

I HEREBY WITHDRAW MY APPEAL TO THE BOARD OF EQUALIZATION:

X_____
Signature of owner or authorized agent

DATE_____

CASE 524 PARCEL DETAIL 2024 - 2025

PARCEL INFORMATION				TOTAL VALUE: $23,648,023					
PARCEL	OWNER	FLOOR LEVEL	PLAT SQ FT	LOT VALUE	SUB. DISC.	LAND VALUE	BUILDING VALUE	SUPP. IMP. VALUE	TOTAL VALUE
178-26-115-003	HENDERSON PINNACLE NEWCO L L C	1	2280	$956,000	93%	$66,920	$0	$0	$66,920
178-26-115-004	HENDERSON PINNACLE NEWCO L L C	1	2517	$1,003,400	93%	$70,238	$0	$0	$70,238
178-26-115-005	HENDERSON PINNACLE NEWCO L L C	2	2285	$957,000	93%	$66,990	$0	$0	$66,990
178-26-115-006	HENDERSON PINNACLE NEWCO L L C	2	2517	$1,003,400	93%	$70,238	$0	$0	$70,238
178-26-115-007	HENDERSON PINNACLE NEWCO L L C	3	2285	$957,000	93%	$66,990	$0	$0	$66,990
178-26-115-008	HENDERSON PINNACLE NEWCO L L C	3	2517	$1,003,400	93%	$70,238	$0	$0	$70,238
178-26-115-009	HENDERSON PINNACLE NEWCO L L C	4	2285	$957,000	93%	$66,990	$0	$0	$66,990
178-26-115-010	HENDERSON PINNACLE NEWCO L L C	4	2517	$1,003,400	93%	$70,238	$0	$0	$70,238
178-26-115-011	HENDERSON PINNACLE NEWCO L L C	5	2285	$957,000	93%	$66,990	$0	$0	$66,990
178-26-115-012	HENDERSON PINNACLE NEWCO L L C	5	2517	$1,003,400	93%	$70,238	$0	$0	$70,238
178-26-115-013	HENDERSON PINNACLE NEWCO L L C	6	2285	$957,000	93%	$66,990	$0	$0	$66,990
178-26-115-014	HENDERSON PINNACLE NEWCO L L C	6	2517	$1,003,400	93%	$70,238	$0	$0	$70,238
178-26-115-015	HENDERSON PINNACLE NEWCO L L C	7	6761	$121,698	93%	$8,519	$0	$0	$8,519
178-26-115-016	HENDERSON PINNACLE NEWCO L L C	8	4196	$1,439,200	93%	$100,744	$0	$0	$100,744
178-26-115-017	HENDERSON PINNACLE NEWCO L L C	8	3367	$1,273,400	93%	$89,138	$0	$0	$89,138
178-26-115-018	HENDERSON PINNACLE NEWCO L L C	8	3367	$1,273,400	93%	$89,138	$0	$0	$89,138
178-26-115-019	HENDERSON PINNACLE NEWCO L L C	8	2289	$1,057,800	93%	$74,046	$0	$0	$74,046
178-26-115-020	HENDERSON PINNACLE NEWCO L L C	8	4311	$1,462,200	93%	$102,354	$0	$0	$102,354
178-26-115-021	HENDERSON PINNACLE NEWCO L L C	9	4196	$1,539,200	93%	$107,744	$0	$0	$107,744
178-26-115-022	HENDERSON PINNACLE NEWCO L L C	9	3367	$1,373,400	93%	$96,138	$0	$0	$96,138
178-26-115-023	HENDERSON PINNACLE NEWCO L L C	9	3367	$1,373,400	93%	$96,138	$0	$0	$96,138
178-26-115-024	HENDERSON PINNACLE NEWCO L L C	9	2289	$1,157,800	93%	$81,046	$0	$0	$81,046
178-26-115-025	HENDERSON PINNACLE NEWCO L L C	9	4311	$1,562,200	93%	$109,354	$0	$0	$109,354
178-26-115-026	HENDERSON PINNACLE NEWCO L L C	10	4196	$1,639,200	93%	$114,744	$0	$0	$114,744
178-26-115-027	HENDERSON PINNACLE NEWCO L L C	10	3367	$1,473,400	93%	$103,138	$0	$0	$103,138
178-26-115-028	HENDERSON PINNACLE NEWCO L L C	10	3367	$1,473,400	93%	$103,138	$0	$0	$103,138
178-26-115-029	HENDERSON PINNACLE NEWCO L L C	10	2289	$1,257,800	93%	$88,046	$0	$0	$88,046
178-26-115-030	HENDERSON PINNACLE NEWCO L L C	10	4311	$1,662,200	93%	$116,354	$0	$0	$116,354
178-26-115-031	HENDERSON PINNACLE NEWCO L L C	11	4196	$1,739,200	93%	$121,744	$0	$0	$121,744
178-26-115-032	HENDERSON PINNACLE NEWCO L L C	11	3367	$1,573,400	93%	$110,138	$0	$0	$110,138
178-26-115-033	HENDERSON PINNACLE NEWCO L L C	11	3367	$1,573,400	93%	$110,138	$0	$0	$110,138
178-26-115-034	HENDERSON PINNACLE NEWCO L L C	11	2289	$1,357,800	93%	$95,046	$0	$0	$95,046
178-26-115-035	HENDERSON PINNACLE NEWCO L L C	11	4311	$1,762,200	93%	$123,354	$0	$0	$123,354
178-26-115-036	HENDERSON PINNACLE NEWCO L L C	12	4196	$1,839,200	93%	$128,744	$0	$0	$128,744

CASE 524 PARCEL DETAIL 2024 - 2025

PARCEL INFORMATION				TOTAL VALUE: $23,648,023					
PARCEL	OWNER	FLOOR LEVEL	PLAT SQ FT	LOT VALUE	SUB. DISC.	LAND VALUE	BUILDING VALUE	SUPP. IMP. VALUE	TOTAL VALUE
178-26-115-037	HENDERSON PINNACLE NEWCO L L C	12	3367	$1,673,400	93%	$117,138	$0	$0	$117,138
178-26-115-038	HENDERSON PINNACLE NEWCO L L C	12	3367	$1,673,400	93%	$117,138	$0	$0	$117,138
178-26-115-039	HENDERSON PINNACLE NEWCO L L C	12	2289	$1,457,800	93%	$102,046	$0	$0	$102,046
178-26-115-040	HENDERSON PINNACLE NEWCO L L C	12	4311	$1,862,200	93%	$130,354	$0	$0	$130,354
178-26-115-041	HENDERSON PINNACLE NEWCO L L C	13	4196	$1,939,200	93%	$135,744	$0	$0	$135,744
178-26-115-042	HENDERSON PINNACLE NEWCO L L C	13	3367	$1,773,400	93%	$124,138	$0	$0	$124,138
178-26-115-043	HENDERSON PINNACLE NEWCO L L C	13	3367	$1,773,400	93%	$124,138	$0	$0	$124,138
178-26-115-044	HENDERSON PINNACLE NEWCO L L C	13	2289	$1,557,800	93%	$109,046	$0	$0	$109,046
178-26-115-045	HENDERSON PINNACLE NEWCO L L C	13	4311	$1,962,200	93%	$137,354	$0	$0	$137,354
178-26-115-046	HENDERSON PINNACLE NEWCO L L C	14	4196	$2,039,200	93%	$142,744	$0	$0	$142,744
178-26-115-047	HENDERSON PINNACLE NEWCO L L C	14	3367	$1,873,400	93%	$131,138	$0	$0	$131,138
178-26-115-048	HENDERSON PINNACLE NEWCO L L C	14	3367	$1,873,400	93%	$131,138	$0	$0	$131,138
178-26-115-049	HENDERSON PINNACLE NEWCO L L C	14	2289	$1,657,800	93%	$116,046	$0	$0	$116,046
178-26-115-050	HENDERSON PINNACLE NEWCO L L C	14	4311	$2,062,200	93%	$144,354	$0	$0	$144,354
178-26-115-051	HENDERSON PINNACLE NEWCO L L C	15	4196	$2,139,200	93%	$149,744	$0	$0	$149,744
178-26-115-052	HENDERSON PINNACLE NEWCO L L C	15	3367	$1,973,400	93%	$138,138	$0	$0	$138,138
178-26-115-053	HENDERSON PINNACLE NEWCO L L C	15	3367	$1,973,400	93%	$138,138	$0	$0	$138,138
178-26-115-054	HENDERSON PINNACLE NEWCO L L C	15	2289	$1,757,800	93%	$123,046	$0	$0	$123,046
178-26-115-055	HENDERSON PINNACLE NEWCO L L C	15	4311	$2,162,200	93%	$151,354	$0	$0	$151,354
178-26-115-056	HENDERSON PINNACLE NEWCO L L C	16	4196	$2,239,200	93%	$156,744	$0	$0	$156,744
178-26-115-057	HENDERSON PINNACLE NEWCO L L C	16	3367	$2,073,400	93%	$145,138	$0	$0	$145,138
178-26-115-058	HENDERSON PINNACLE NEWCO L L C	16	3367	$2,073,400	93%	$145,138	$0	$0	$145,138
178-26-115-059	HENDERSON PINNACLE NEWCO L L C	16	2289	$1,857,800	93%	$130,046	$0	$0	$130,046
178-26-115-060	HENDERSON PINNACLE NEWCO L L C	16	4311	$2,262,200	93%	$158,354	$0	$0	$158,354
178-26-115-061	HENDERSON PINNACLE NEWCO L L C	17	4196	$2,339,200	93%	$163,744	$0	$0	$163,744
178-26-115-062	HENDERSON PINNACLE NEWCO L L C	17	3367	$2,173,400	93%	$152,138	$0	$0	$152,138
178-26-115-063	HENDERSON PINNACLE NEWCO L L C	17	3367	$2,173,400	93%	$152,138	$0	$0	$152,138
178-26-115-064	HENDERSON PINNACLE NEWCO L L C	17	2289	$1,957,800	93%	$137,046	$0	$0	$137,046
178-26-115-065	HENDERSON PINNACLE NEWCO L L C	17	4311	$2,362,200	93%	$165,354	$0	$0	$165,354
178-26-115-066	HENDERSON PINNACLE NEWCO L L C	18	4196	$2,439,200	93%	$170,744	$0	$0	$170,744
178-26-115-067	HENDERSON PINNACLE NEWCO L L C	18	3367	$2,273,400	93%	$159,138	$0	$0	$159,138
178-26-115-068	HENDERSON PINNACLE NEWCO L L C	18	3367	$2,273,400	93%	$159,138	$0	$0	$159,138
178-26-115-069	HENDERSON PINNACLE NEWCO L L C	18	2289	$2,057,800	93%	$144,046	$0	$0	$144,046
178-26-115-070	HENDERSON PINNACLE NEWCO L L C	18	4311	$2,462,200	93%	$172,354	$0	$0	$172,354

CASE 524 PARCEL DETAIL 2024 - 2025

PARCEL INFORMATION				TOTAL VALUE: $23,648,023					
PARCEL	OWNER	FLOOR LEVEL	PLAT SQ FT	LOT VALUE	SUB. DISC.	LAND VALUE	BUILDING VALUE	SUPP. IMP. VALUE	TOTAL VALUE
178-26-115-071	HENDERSON PINNACLE NEWCO L L C	19	4196	$2,539,200	93%	$177,744	$0	$0	$177,744
178-26-115-072	HENDERSON PINNACLE NEWCO L L C	19	3367	$2,373,400	93%	$166,138	$0	$0	$166,138
178-26-115-073	HENDERSON PINNACLE NEWCO L L C	19	3367	$2,373,400	93%	$166,138	$0	$0	$166,138
178-26-115-074	HENDERSON PINNACLE NEWCO L L C	19	2289	$2,157,800	93%	$151,046	$0	$0	$151,046
178-26-115-075	HENDERSON PINNACLE NEWCO L L C	19	4311	$2,562,200	93%	$179,354	$0	$0	$179,354
178-26-115-076	HENDERSON PINNACLE NEWCO L L C	20	4196	$2,639,200	93%	$184,744	$0	$0	$184,744
178-26-115-077	HENDERSON PINNACLE NEWCO L L C	20	3367	$2,473,400	93%	$173,138	$0	$0	$173,138
178-26-115-078	HENDERSON PINNACLE NEWCO L L C	20	3367	$2,473,400	93%	$173,138	$0	$0	$173,138
178-26-115-079	HENDERSON PINNACLE NEWCO L L C	20	2289	$2,257,800	93%	$158,046	$0	$0	$158,046
178-26-115-080	HENDERSON PINNACLE NEWCO L L C	20	4311	$2,662,200	93%	$186,354	$0	$0	$186,354
178-26-115-081	HENDERSON PINNACLE NEWCO L L C	21	4717	$2,843,400	93%	$199,038	$0	$0	$199,038
178-26-115-082	HENDERSON PINNACLE NEWCO L L C	21	5063	$2,912,600	93%	$203,882	$0	$0	$203,882
178-26-115-083	HENDERSON PINNACLE NEWCO L L C	21	5694	$3,038,800	93%	$212,716	$0	$0	$212,716
178-26-115-084	HENDERSON PINNACLE NEWCO L L C	22	4717	$2,943,400	93%	$206,038	$0	$0	$206,038
178-26-115-085	HENDERSON PINNACLE NEWCO L L C	22	5063	$3,012,600	93%	$210,882	$0	$0	$210,882
178-26-115-086	HENDERSON PINNACLE NEWCO L L C	22	5633	$3,126,600	93%	$218,862	$0	$0	$218,862
178-26-115-087	HENDERSON PINNACLE NEWCO L L C	23	4717	$3,043,400	93%	$213,038	$0	$0	$213,038
178-26-115-088	HENDERSON PINNACLE NEWCO L L C	23	5063	$3,112,600	93%	$217,882	$0	$0	$217,882
178-26-115-089	HENDERSON PINNACLE NEWCO L L C	23	5812	$3,262,400	93%	$228,368	$0	$0	$228,368
178-26-115-090	HENDERSON PINNACLE NEWCO L L C	24	6466	$6,079,600	93%	$425,572	$0	$0	$425,572
178-26-115-091	HENDERSON PINNACLE NEWCO L L C	24	7408	$6,644,800	93%	$465,136	$0	$0	$465,136
178-26-115-092	HENDERSON PINNACLE NEWCO L L C	1	2280	$956,000	93%	$66,920	$0	$0	$66,920
178-26-115-093	HENDERSON PINNACLE NEWCO L L C	1	2508	$1,003,400	93%	$70,238	$0	$0	$70,238
178-26-115-094	HENDERSON PINNACLE NEWCO L L C	2	2280	$956,000	93%	$66,920	$0	$0	$66,920
178-26-115-095	HENDERSON PINNACLE NEWCO L L C	2	2517	$1,003,400	93%	$70,238	$0	$0	$70,238
178-26-115-096	HENDERSON PINNACLE NEWCO L L C	3	2280	$956,000	93%	$66,920	$0	$0	$66,920
178-26-115-097	HENDERSON PINNACLE NEWCO L L C	3	2517	$1,003,400	93%	$70,238	$0	$0	$70,238
178-26-115-098	HENDERSON PINNACLE NEWCO L L C	4	2280	$956,000	93%	$66,920	$0	$0	$66,920
178-26-115-099	HENDERSON PINNACLE NEWCO L L C	4	2517	$1,003,400	93%	$70,238	$0	$0	$70,238
178-26-115-100	HENDERSON PINNACLE NEWCO L L C	5	2280	$956,000	93%	$66,920	$0	$0	$66,920
178-26-115-101	HENDERSON PINNACLE NEWCO L L C	5	2517	$1,003,400	93%	$70,238	$0	$0	$70,238
178-26-115-102	HENDERSON PINNACLE NEWCO L L C	6	2268	$953,600	93%	$66,752	$0	$0	$66,752
178-26-115-103	HENDERSON PINNACLE NEWCO L L C	6	2524	$1,004,800	93%	$70,336	$0	$0	$70,336
178-26-115-104	HENDERSON PINNACLE NEWCO L L C	7	4196	$1,439,200	93%	$100,744	$0	$0	$100,744

CASE 524 PARCEL DETAIL 2024 - 2025

PARCEL INFORMATION				TOTAL VALUE: $23,648,023					
PARCEL	OWNER	FLOOR LEVEL	PLAT SQ FT	LOT VALUE	SUB. DISC.	LAND VALUE	BUILDING VALUE	SUPP. IMP. VALUE	TOTAL VALUE
178-26-115-105	HENDERSON PINNACLE NEWCO L L C	7	3367	$1,273,400	93%	$89,138	$0	$0	$89,138
178-26-115-106	HENDERSON PINNACLE NEWCO L L C	7	3367	$1,273,400	93%	$89,138	$0	$0	$89,138
178-26-115-107	HENDERSON PINNACLE NEWCO L L C	7	2289	$1,057,800	93%	$74,046	$0	$0	$74,046
178-26-115-108	HENDERSON PINNACLE NEWCO L L C	7	4311	$1,462,200	93%	$102,354	$0	$0	$102,354
178-26-115-109	HENDERSON PINNACLE NEWCO L L C	8	4196	$1,539,200	93%	$107,744	$0	$0	$107,744
178-26-115-110	HENDERSON PINNACLE NEWCO L L C	8	3367	$1,373,400	93%	$96,138	$0	$0	$96,138
178-26-115-111	HENDERSON PINNACLE NEWCO L L C	8	3367	$1,373,400	93%	$96,138	$0	$0	$96,138
178-26-115-112	HENDERSON PINNACLE NEWCO L L C	8	2289	$1,157,800	93%	$81,046	$0	$0	$81,046
178-26-115-113	HENDERSON PINNACLE NEWCO L L C	8	4311	$1,562,200	93%	$109,354	$0	$0	$109,354
178-26-115-114	HENDERSON PINNACLE NEWCO L L C	9	4196	$1,639,200	93%	$114,744	$0	$0	$114,744
178-26-115-115	HENDERSON PINNACLE NEWCO L L C	9	3367	$1,473,400	93%	$103,138	$0	$0	$103,138
178-26-115-116	HENDERSON PINNACLE NEWCO L L C	9	3367	$1,473,400	93%	$103,138	$0	$0	$103,138
178-26-115-117	HENDERSON PINNACLE NEWCO L L C	9	2289	$1,257,800	93%	$88,046	$0	$0	$88,046
178-26-115-118	HENDERSON PINNACLE NEWCO L L C	9	4311	$1,662,200	93%	$116,354	$0	$0	$116,354
178-26-115-119	HENDERSON PINNACLE NEWCO L L C	10	4196	$1,739,200	93%	$121,744	$0	$0	$121,744
178-26-115-120	HENDERSON PINNACLE NEWCO L L C	10	3367	$1,573,400	93%	$110,138	$0	$0	$110,138
178-26-115-121	HENDERSON PINNACLE NEWCO L L C	10	3367	$1,573,400	93%	$110,138	$0	$0	$110,138
178-26-115-122	HENDERSON PINNACLE NEWCO L L C	10	2289	$1,357,800	93%	$95,046	$0	$0	$95,046
178-26-115-123	HENDERSON PINNACLE NEWCO L L C	10	4311	$1,762,200	93%	$123,354	$0	$0	$123,354
178-26-115-124	HENDERSON PINNACLE NEWCO L L C	11	4196	$1,839,200	93%	$128,744	$0	$0	$128,744
178-26-115-125	HENDERSON PINNACLE NEWCO L L C	11	3367	$1,673,400	93%	$117,138	$0	$0	$117,138
178-26-115-126	HENDERSON PINNACLE NEWCO L L C	11	3367	$1,673,400	93%	$117,138	$0	$0	$117,138
178-26-115-127	HENDERSON PINNACLE NEWCO L L C	11	2289	$1,457,800	93%	$102,046	$0	$0	$102,046
178-26-115-128	HENDERSON PINNACLE NEWCO L L C	11	4311	$1,862,200	93%	$130,354	$0	$0	$130,354
178-26-115-129	HENDERSON PINNACLE NEWCO L L C	12	4196	$1,939,200	93%	$135,744	$0	$0	$135,744
178-26-115-130	HENDERSON PINNACLE NEWCO L L C	12	3367	$1,773,400	93%	$124,138	$0	$0	$124,138
178-26-115-131	HENDERSON PINNACLE NEWCO L L C	12	3367	$1,773,400	93%	$124,138	$0	$0	$124,138
178-26-115-132	HENDERSON PINNACLE NEWCO L L C	12	2289	$1,557,800	93%	$109,046	$0	$0	$109,046
178-26-115-133	HENDERSON PINNACLE NEWCO L L C	12	4311	$1,962,200	93%	$137,354	$0	$0	$137,354
178-26-115-134	HENDERSON PINNACLE NEWCO L L C	13	4196	$2,039,200	93%	$142,744	$0	$0	$142,744
178-26-115-135	HENDERSON PINNACLE NEWCO L L C	13	3367	$1,873,400	93%	$131,138	$0	$0	$131,138
178-26-115-136	HENDERSON PINNACLE NEWCO L L C	13	3367	$1,873,400	93%	$131,138	$0	$0	$131,138
178-26-115-137	HENDERSON PINNACLE NEWCO L L C	13	2289	$1,657,800	93%	$116,046	$0	$0	$116,046
178-26-115-138	HENDERSON PINNACLE NEWCO L L C	13	4311	$2,062,200	93%	$144,354	$0	$0	$144,354

CASE 524 PARCEL DETAIL 2024 - 2025

PARCEL INFORMATION				TOTAL VALUE: $23,648,023					
PARCEL	OWNER	FLOOR LEVEL	PLAT SQ FT	LOT VALUE	SUB. DISC.	LAND VALUE	BUILDING VALUE	SUPP. IMP. VALUE	TOTAL VALUE
178-26-115-139	HENDERSON PINNACLE NEWCO L L C	14	4196	$2,139,200	93%	$149,744	$0	$0	$149,744
178-26-115-140	HENDERSON PINNACLE NEWCO L L C	14	3367	$1,973,400	93%	$138,138	$0	$0	$138,138
178-26-115-141	HENDERSON PINNACLE NEWCO L L C	14	3367	$1,973,400	93%	$138,138	$0	$0	$138,138
178-26-115-142	HENDERSON PINNACLE NEWCO L L C	14	2289	$1,757,800	93%	$123,046	$0	$0	$123,046
178-26-115-143	HENDERSON PINNACLE NEWCO L L C	14	4311	$2,162,200	93%	$151,354	$0	$0	$151,354
178-26-115-144	HENDERSON PINNACLE NEWCO L L C	15	4196	$2,239,200	93%	$156,744	$0	$0	$156,744
178-26-115-145	HENDERSON PINNACLE NEWCO L L C	15	3367	$2,073,400	93%	$145,138	$0	$0	$145,138
178-26-115-146	HENDERSON PINNACLE NEWCO L L C	15	3367	$2,073,400	93%	$145,138	$0	$0	$145,138
178-26-115-147	HENDERSON PINNACLE NEWCO L L C	15	2289	$1,857,800	93%	$130,046	$0	$0	$130,046
178-26-115-148	HENDERSON PINNACLE NEWCO L L C	15	4311	$2,262,200	93%	$158,354	$0	$0	$158,354
178-26-115-149	HENDERSON PINNACLE NEWCO L L C	16	4196	$2,339,200	93%	$163,744	$0	$0	$163,744
178-26-115-150	HENDERSON PINNACLE NEWCO L L C	16	3367	$2,173,400	93%	$152,138	$0	$0	$152,138
178-26-115-151	HENDERSON PINNACLE NEWCO L L C	16	3367	$2,173,400	93%	$152,138	$0	$0	$152,138
178-26-115-152	HENDERSON PINNACLE NEWCO L L C	16	2289	$1,957,800	93%	$137,046	$0	$0	$137,046
178-26-115-153	HENDERSON PINNACLE NEWCO L L C	16	4311	$2,362,200	93%	$165,354	$0	$0	$165,354
178-26-115-154	HENDERSON PINNACLE NEWCO L L C	17	4196	$2,439,200	93%	$170,744	$0	$0	$170,744
178-26-115-155	HENDERSON PINNACLE NEWCO L L C	17	3367	$2,273,400	93%	$159,138	$0	$0	$159,138
178-26-115-156	HENDERSON PINNACLE NEWCO L L C	17	3367	$2,273,400	93%	$159,138	$0	$0	$159,138
178-26-115-157	HENDERSON PINNACLE NEWCO L L C	17	2289	$2,057,800	93%	$144,046	$0	$0	$144,046
178-26-115-158	HENDERSON PINNACLE NEWCO L L C	17	4311	$2,462,200	93%	$172,354	$0	$0	$172,354
178-26-115-159	HENDERSON PINNACLE NEWCO L L C	18	4196	$2,539,200	93%	$177,744	$0	$0	$177,744
178-26-115-160	HENDERSON PINNACLE NEWCO L L C	18	3367	$2,373,400	93%	$166,138	$0	$0	$166,138
178-26-115-161	HENDERSON PINNACLE NEWCO L L C	18	3367	$2,373,400	93%	$166,138	$0	$0	$166,138
178-26-115-162	HENDERSON PINNACLE NEWCO L L C	18	2289	$2,157,800	93%	$151,046	$0	$0	$151,046
178-26-115-163	HENDERSON PINNACLE NEWCO L L C	18	4311	$2,562,200	93%	$179,354	$0	$0	$179,354
178-26-115-164	HENDERSON PINNACLE NEWCO L L C	19	4717	$2,743,400	93%	$192,038	$0	$0	$192,038
178-26-115-165	HENDERSON PINNACLE NEWCO L L C	19	5063	$2,812,600	93%	$196,882	$0	$0	$196,882
178-26-115-166	HENDERSON PINNACLE NEWCO L L C	19	5694	$2,938,800	93%	$205,716	$0	$0	$205,716
178-26-115-167	HENDERSON PINNACLE NEWCO L L C	20	4717	$2,843,400	93%	$199,038	$0	$0	$199,038
178-26-115-168	HENDERSON PINNACLE NEWCO L L C	20	5063	$2,912,600	93%	$203,882	$0	$0	$203,882
178-26-115-169	HENDERSON PINNACLE NEWCO L L C	20	5633	$3,026,600	93%	$211,862	$0	$0	$211,862
178-26-115-170	HENDERSON PINNACLE NEWCO L L C	21	4717	$2,943,400	93%	$206,038	$0	$0	$206,038
178-26-115-171	HENDERSON PINNACLE NEWCO L L C	21	5063	$3,012,600	93%	$210,882	$0	$0	$210,882
178-26-115-172	HENDERSON PINNACLE NEWCO L L C	21	5812	$3,162,400	93%	$221,368	$0	$0	$221,368

CASE 524 PARCEL DETAIL 2024 - 2025

PARCEL INFORMATION				TOTAL VALUE: $23,648,023					
PARCEL	OWNER	FLOOR LEVEL	PLAT SQ FT	LOT VALUE	SUB. DISC.	LAND VALUE	BUILDING VALUE	SUPP. IMP. VALUE	TOTAL VALUE
178-26-115-173	HENDERSON PINNACLE NEWCO L L C	22	6466	$5,979,600	93%	$418,572	$0	$0	$418,572
178-26-115-174	HENDERSON PINNACLE NEWCO L L C	22	8408	$7,144,800	93%	$500,136	$0	$0	$500,136

Clark County Assessor's Office

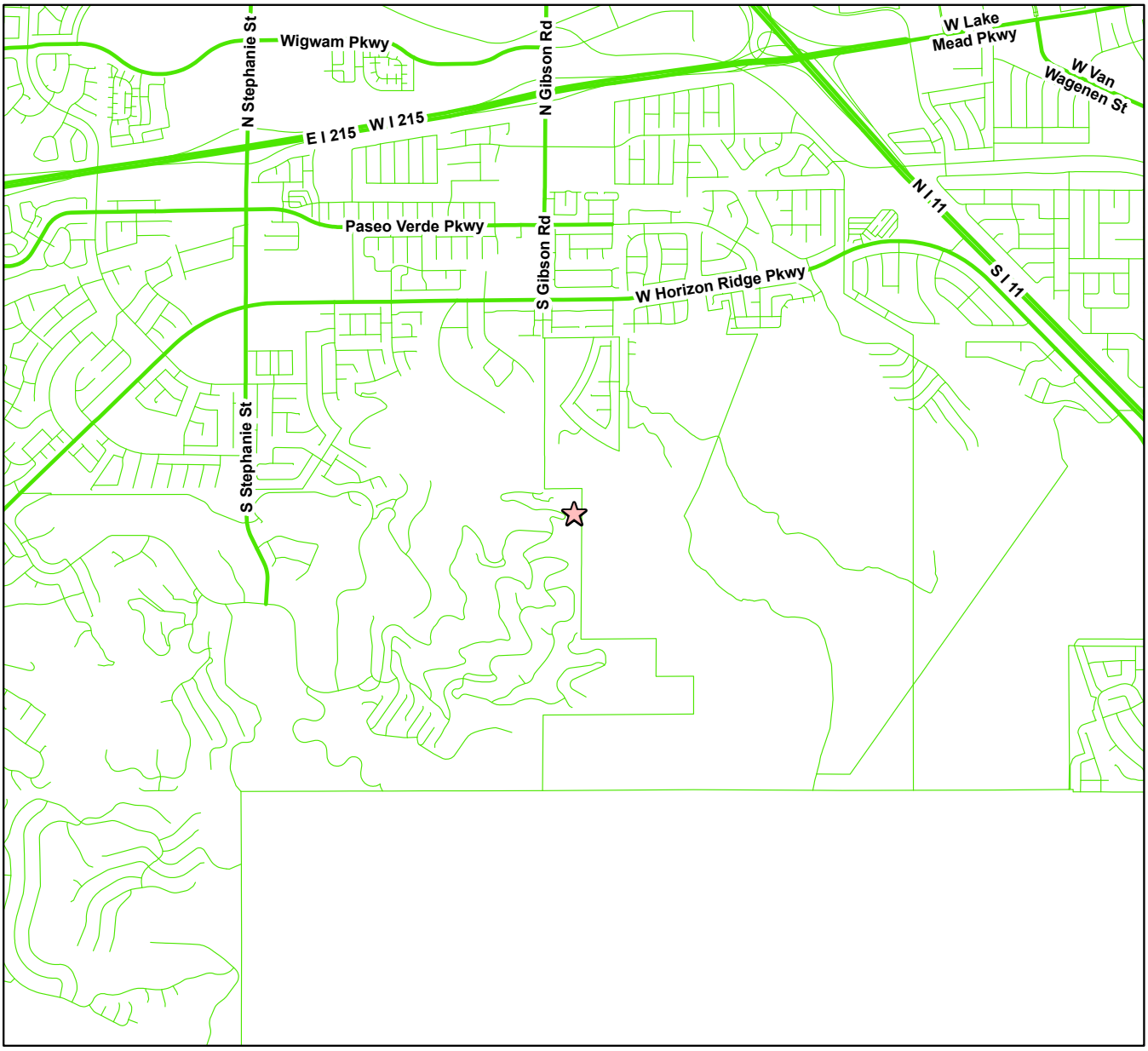
CASE# 00524

178-26-115-003

1:30,000
Date: 1/9/2025

Additional Parcel(s):

178-26-115-004	178-26-115-014	178-26-115-024	178-26-115-034	178-26-115-044	178-26-115-054	178-26-115-064
178-26-115-005	178-26-115-015	178-26-115-025	178-26-115-035	178-26-115-045	178-26-115-055	178-26-115-065
178-26-115-006	178-26-115-016	178-26-115-026	178-26-115-036	178-26-115-046	178-26-115-056	178-26-115-066
178-26-115-007	178-26-115-017	178-26-115-027	178-26-115-037	178-26-115-047	178-26-115-057	178-26-115-067
178-26-115-008	178-26-115-018	178-26-115-028	178-26-115-038	178-26-115-048	178-26-115-058	178-26-115-068
178-26-115-009	178-26-115-019	178-26-115-029	178-26-115-039	178-26-115-049	178-26-115-059	...
178-26-115-010	178-26-115-020	178-26-115-030	178-26-115-040	178-26-115-050	178-26-115-060	Please See
178-26-115-011	178-26-115-021	178-26-115-031	178-26-115-041	178-26-115-051	178-26-115-061	Appeal Form
178-26-115-012	178-26-115-022	178-26-115-032	178-26-115-042	178-26-115-052	178-26-115-062	For Additional
178-26-115-013	178-26-115-023	178-26-115-033	178-26-115-043	178-26-115-053	178-26-115-063	Parcel(s)

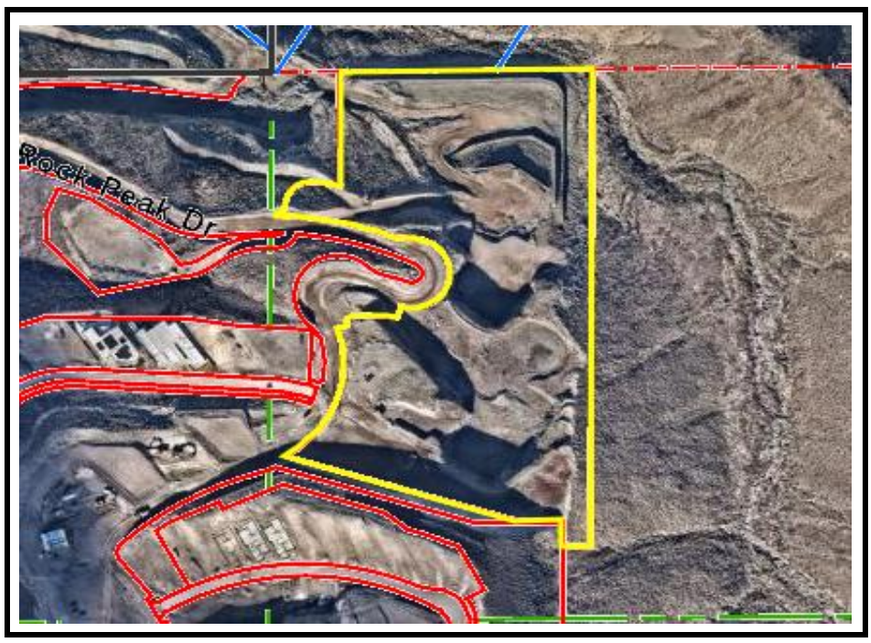


Vicinity Map

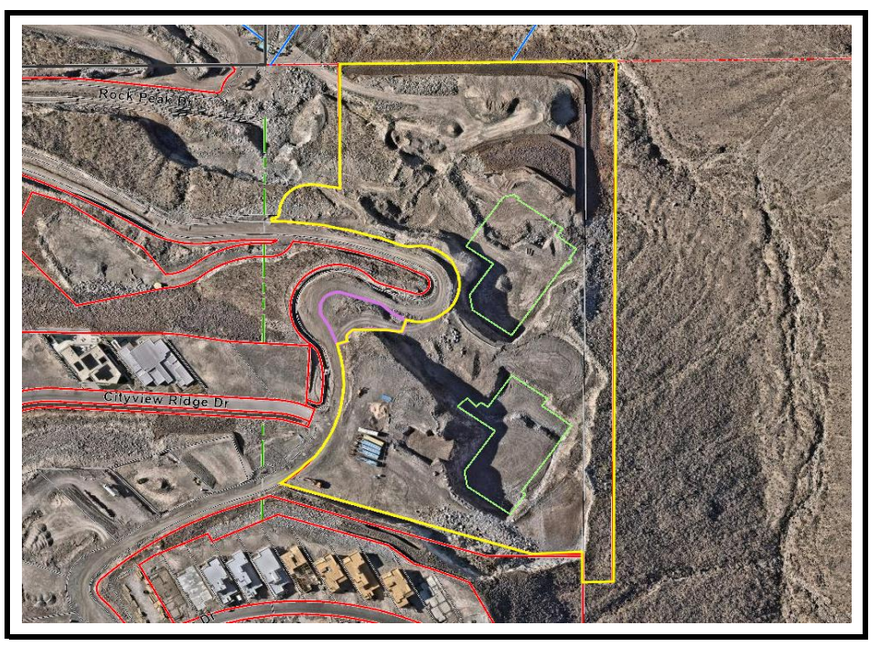
SBE 65

PHOTOGRAPH ADDENDUM

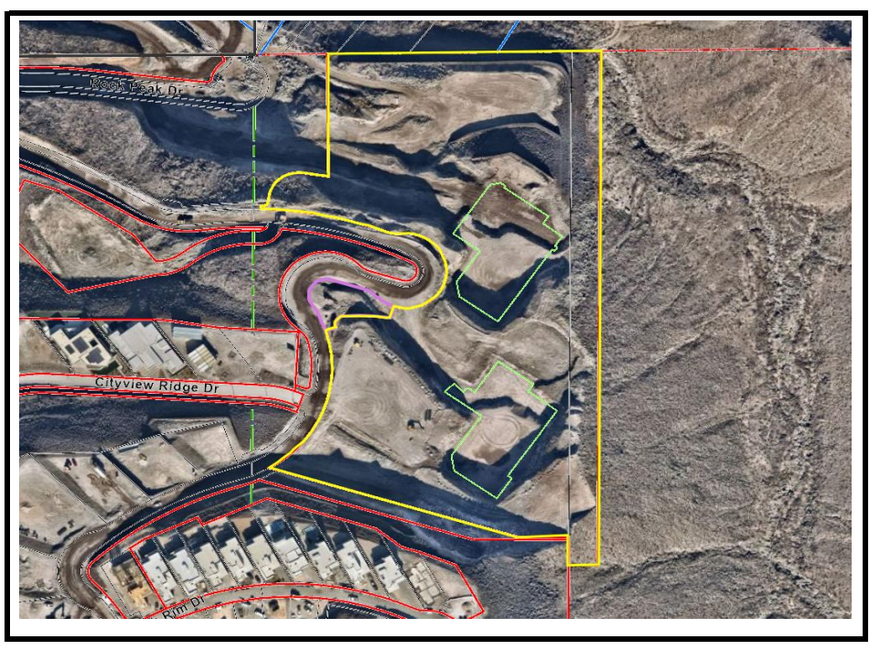
Owner:	**HENDERSON PINNACLE NEWCO L L C**	**Case: 524**
Parcel:	**178-26-115-003 etc.**	
Community:	**Four Seasons Private Residences**	



Subject Community
(01/24 - 04/24) Purchase Date
(02/2024) Aerial Photo



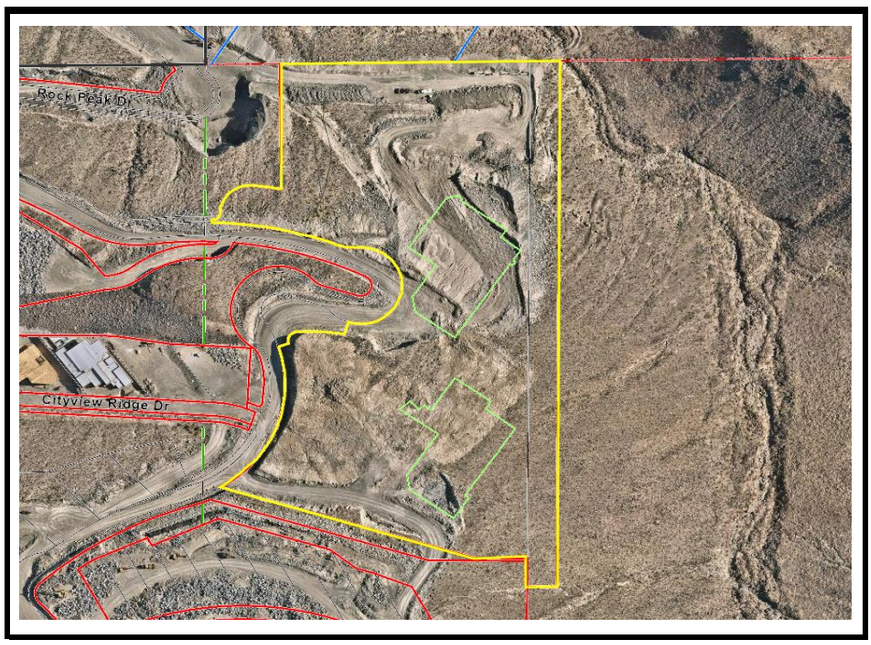
Subject Community
Development Progress
(06/2024) Aerial Photo



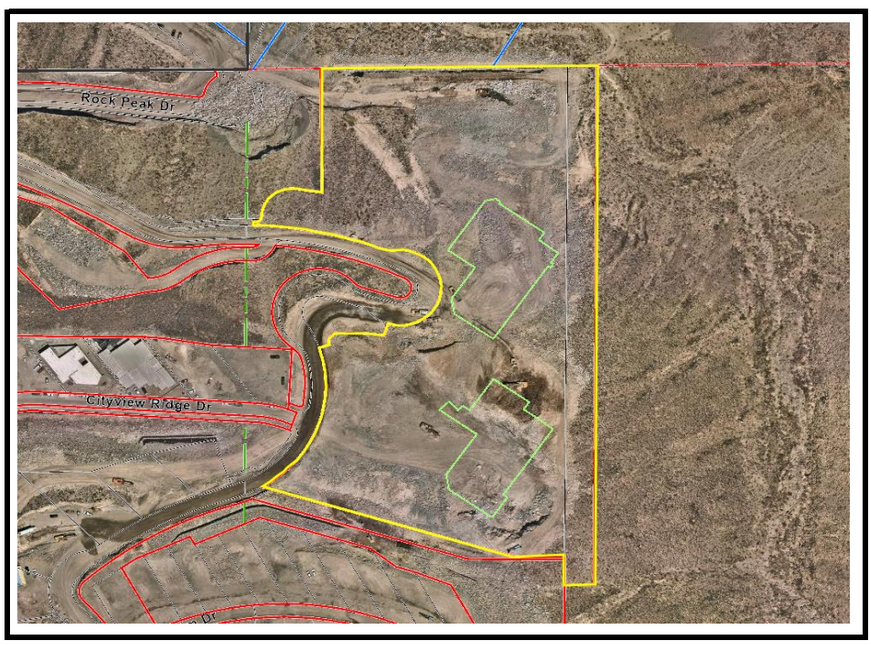
Subject Community
Development Progress
(10/2024) Aerial Photo

PHOTOGRAPH ADDENDUM

Owner:	**HENDERSON PINNACLE NEWCO L L C**	**Case: 524**
Parcel:	**178-26-115-003 etc.**	
Community:	**Four Seasons Private Residences**	



Subject Community Development Progress (07/2022) Aerial Photo



Subject Community Development Progress (06/2023) Aerial Photo

SUBJECT LAND PURCHASE INFORMATION

Subject Blended Sale Information	Transaction Count	Total Price Paid	Total Acres	$ / Acre	# Pcls	# Lots	Total Lots	$ / Lot	Use Category	Q (Y/N)
	2	**$942,400**	**14.51**	**$64,948**	**2**	**1**	**2**	**$471,200**	**MIXED USE CATEGORIES**	**N**

Individual Sale Information:

Sale	Document #	Parcel Number	Sale Date	Sale Price	Net	$ / Acre	# Pcls	#	Lots	$ / Lot	Use Category	Q
1	20240103:00000422	178-26-112-001	1/3/2024	$852,400	12.93	$65,924	1	1	1	$852,400	RESIDENTIAL ACREAGE	N
2	20240418:00000892	178-26-101-001	4/18/2024	$90,000	1.58	$56,962	1	0	1	$90,000	UNKNOWN	Y

There are 172 parcels appealed on approximately 12.93 acres. The subject parcels were purchased in 2 separate transactions There are 172 parcels appealed on approximately 12.93 acres. The subject parcels were purchased in 2 separate transactions between 01/2024 and 04/2024. The appellant has indicated that the 01/2024 purchase was not an arm's length transaction.

CASE 524 MARKETING INFORMATION

Developer:	HENDERSON PINNACLE NEWCO L L C	Community:	Four Seasons Private Residences
Website:	https://lasvegasprivateresidences.com/		
Visit Date:	February 3, 2025		
Marketed for:	Sale		

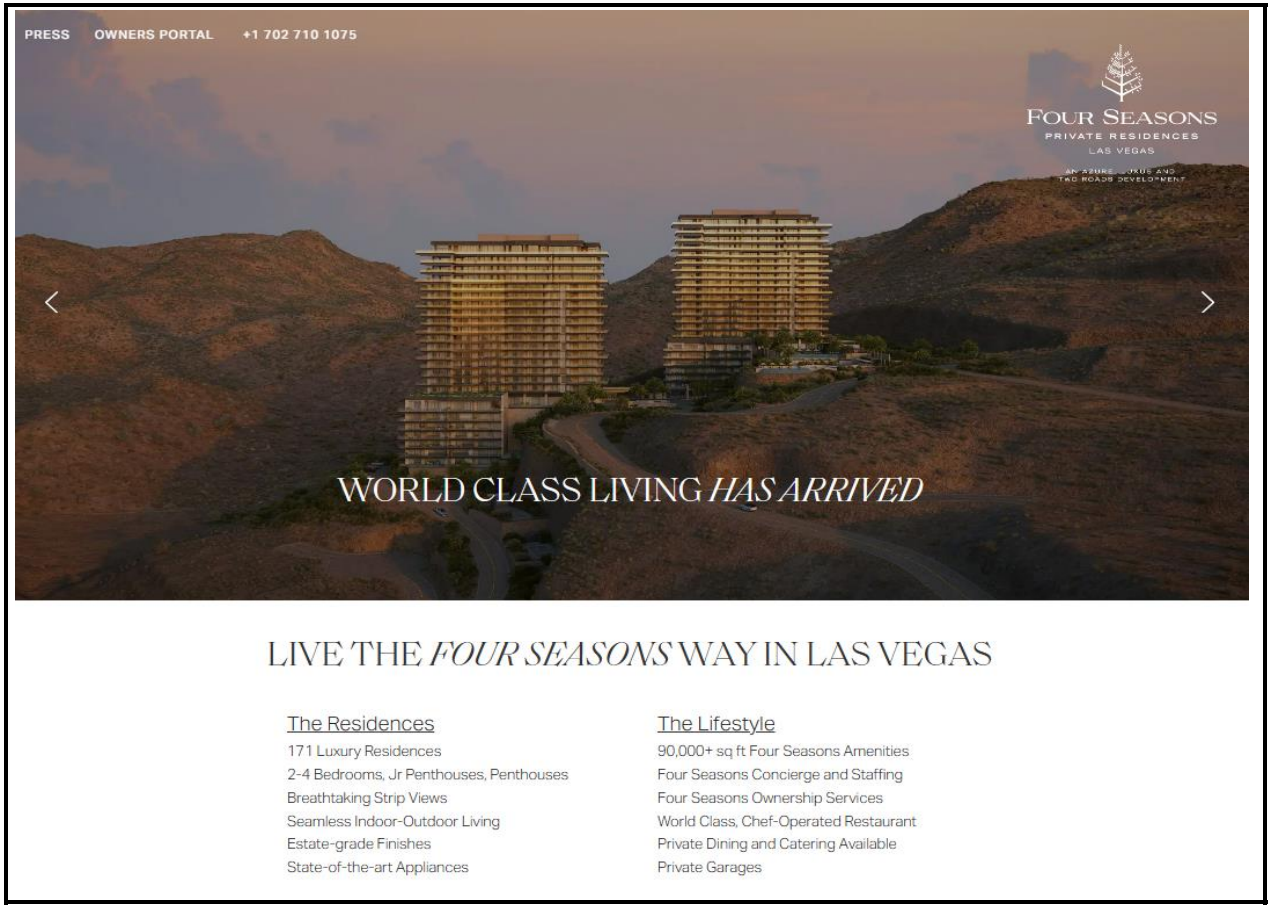
Community Amenities

Guard Gated	☑	Pickleball Courts	☑
Parks	☐	Clubhouse	☑
Playgrounds	☐	Fitness Center	☑
Dog Park	☐	Pool and Spa	☑

Collection Information

Product	Condo	
Model Name	**~ SQ FT**	**Listed Price**
Median	*4307*	*$5,600,000*
Tower Residence E	4307	$5,600,000

Community Information



CASE # 524	DEVELOPMENT COST METHOD	FISCAL YEAR 2024 - 2025

NAC 361.1295 (1)(a) The full cash value of the subdivision as vacant land, plus all actual costs of site preparation, including on-site enhancements and off-site enhancements

Subject Information

APN	178-26-115-003 etc.	**Location**	Valley Verde / Horizon Ridge	**Zoning Designation**	PS	**Vacant**	Yes
~ Gross Acreage	12.93	**Community**	Four Seasons Private Residences	**Probable Use**	Residential Lots	**Offsites**	Partial
						Density	13.3 du/ac
						# Lots	172

General Description: The subject includes 172 parcels that are part of a platted 22 story high-rise condo project with two towers that have a total of 171 residential units and one commercial unit. The project is located in guard gated MacDonald Highlands and all parcels are owned by HENDERSON PINNACLE NEWCO L L C. The High-Rise condo project has just begun development and is marketed for sale as Four Seasons Private Residences. Once the project is complete, Four Seasons Private Residences will have over 90,000 SF of amenities, including a fitness center, resort style pools/spa area, private dining, and pickleball courts.The land for the project is partially developed with grading and other site improvements.

COMPARABLE LAND SALES GRID

Sale No.	1		2		3		4		5		6		7		8	
Parcel #	178-33-511-001		191-22-310-001		191-16-701-002		191-17-601-015		137-22-611-002		137-21-812-001		137-22-310-001		137-22-511-002	
Buyer	SILVERTIP HOLDING		GREYSTONE NEVADA		G K T II L L C ET		PACIFIC CLASSIC L		GREYSTONE NEVADA		K B HOME LAS VEGA		TRI POINTE HOMES		GREYSTONE NEVADA	
Seller	ZUMA LAND TRUST		KENNEDY FUNDING I		LIU CHO YUEN & KA		USA: Bureau of La		HUGHES HOWARD COM		HUGHES HOWARD COM		HUGHES HOWARD COM		HUGHES HOWARD COM	
Date of Sale	11/22/2023		3/1/2024		8/31/2023		1/2/2024		12/18/2023		12/1/2023		10/24/2023		9/29/2023	
Sale Price	$10,000,000		$45,000,000		$6,600,000		$27,010,000		$10,716,000		$44,737,000		$12,200,000		$16,054,000	
Cross Streets	Valle Verd / Horizon Ri		Via Inspir / Via Napoli		Via Nobila / Bermuda		SLVB / Via Nobila		Lake Mead / 215		Sky Vista / Far Hills		Sky Vista / Fox Hill		Lake Mead / 215	
Acres	7.35		37.48		8.69		30.00		11.28		31.64		11.02		14.00	
$/Acre	**$1,360,544**		**1,200,640**		**759,494**		**900,333**		**950,000**		**1,413,938**		**1,107,078**		**1,146,714**	
Time/Market/Other Adj.*																
Adjusted $/Acre	**1,360,544**		**1,200,640**		**759,494**		**900,333**		**950,000**		**1,413,938**		**1,107,078**		**1,146,714**	
Location	Ascaya		Inspirada - Acr	+	Henderson West	+	Henderson West	+	Summerlin West		Summerlin West		Summerlin West		Summerlin West	
Zoning/Probable Use	RS-2	+	PC	+	NO ZONING	+	NO ZONING	+	P-C	+	P-C	+	P-C	+	P-C	+
Density (maximum)	2 du/acre	+	8 du/acre	+	UNKNOWN		UNKNOWN		UNKNOWN		3.1 du/acre	+	UNKNOWN		UNKNOWN	
Size	7.35 Acres		37.48 Acres	+	8.69 Acres		30 Acres	+	11.28 Acres		31.64 Acres	+	11.02 Acres		14 Acres	
Shape	Irregular		Irregular		Regular		Irregular		Irregular		Regular		Regular		Irregular	
Topography	Mountainous		Wash		Wash		Undulating	-	Level	-	Level	-	0	-	Level	-
Access	Guard Gated		Typical	-	Typical		Limited	-	Typical	-	Typical	-	Typical		Typical	
Offsites	No	+	Partial	+	Partial	+	No	+	No	+	No	+	No	+	No	+
Overall Comparison to Subject	**INFERIOR**		**INFERIOR**		**INFERIOR**		**INFERIOR**		**INFERIOR**		**INFERIOR**		**INFERIOR**		**INFERIOR**	

INDICATED VALUE RANGE OF COMPARABLES 759,494 to 1,413,938 PER ACRE

RECONCILED MKT VALUE (AS UNDEVELOPED) 1,350,000 PER ACRE

SUBJECT TOTAL TAXABLE LAND VALUE 23,648,023

SUBJECT TOTAL TAXABLE LAND VALUE 1,828,927 PER ACRE

RECONCILIATION COMMENTS: After analyzing all available information for all methods allowed in NAC 361.1295 the Assessor recommends maintaining the subdivision discount of 93% which has already been applied for lot values of all qualifying subject parcels.

	Total Acreage	*~Per Lot*
Subject Value (as Undeveloped)	$17,455,500	$101,485
Actual Development Costs	$5,005,372	$29,101
Subject Value to the Developer	$22,460,872	$130,586
Subject Land Value (w/o SD)	$337,828,898	$1,964,122
Subject Land Value (with SD)	$23,648,023	$137,489
Current Subdivsion Discount	93%	
Indicated Subdivision Discount	93%	

CASE 524 FISCAL YEAR COMPARABLE SALES WORKSHEET - BULK LOT SALES METHOD

NAC 361.1295 (1)(b) The selling price of any comparable subdivision or group of parcels, adjusting that price as appropriate to reflect differences between the land sold and the land being appraised

Subject:

PARCEL NUMBER	AREA	LOCATION (major cross streets)	# OF LOTS	HOME PRICES (1000S)	TXBL % LAND	APROX. TOTAL NET AC.	LOT SIZE RANGE (AC)	MEDIAN LOT SIZE	DENSITY	STAGE OF DEVELOPMENT
178-26-115-003 etc.	South	Valley Verde / Horizon Ridge	172	$5,600	17%	0.00	.00 to .00	Acre	~ 13 du/ac	Graded Lots, etc.

GENERAL DESCRIPTION

The subject includes 172 parcels that are part of a platted 22 story high-rise condo project with two towers that have a total of 171 residential units and one commercial unit. The project is located in guard gated MacDonald Highlands and all parcels are owned by HENDERSON PINNACLE NEWCO L L C. The High-Rise condo project has just begun development and is marketed for sale as Four Seasons Private Residences. Once the project is complete, Four Seasons Private Residences will have over 90,000 SF

Comparable Sales:

#	PARCEL NUMBER	AREA	SALE DATE	SALE PRICE	# OF LOTS	SALE PRICE PER LOT	REO SALE ?	TOTAL NET ACRES	SALE PRICE PER ACRE	AVERAGE LOT SIZE	DENSITY	STAGE OF DEVELOPMENT	OVERALL COMP.

For assessment purposes only — Median SP/Lot | Median SP/Acre

MARKET VALUE

INDICATED LAND VALUE FROM NBHD SALES
Comps

CLOSED ROLL TAXABLE VALUE

BASE LOT VALUE	DISCOUNT %	LOT VALUE (AFTER DISCOUNT)
$953,600	93%	$66,752
	PER ACRE VALUE	$1,828,927

BULK LOT VALUE

INDICATED LOT VALUE	INDICATED DISCOUNT % FROM BASE LOT
	Inconclusive

RECOMMENDED VALUES

BASE LOT VALUE	DISC. %	BASE LOT VALUE (AFTER DISCOUNT)
$953,600	93%	$66,752
	PER ACRE VALUE	$1,828,927

RECONCILIATION COMMENTS

There are no recent bulk lot sales comparable to the subject; therefore, this method is not valid for determining if a subdivision discount is warranted. After analyzing all available information for all methods allowed in NAC 361.1295 the Assessor recommends maintaining the subdivision discount of 93% which has already been applied for lot values of all qualifying subject parcels.

CASE 524 ABSORPTION METHOD

NAC 361.1295 (1)(c) The estimated retail selling price of all parcels in the subdivision which are not sold, rented or occupied, reduced by the percentage specified for the expected absorption period of the parcels:

Community Information

FISCAL YEAR	**2024 - 2025**	**ANALYSIS DATE**	**2/3/2025**
DEVELOPER	**HENDERSON PINNACLE NEWCO L L C**		
COMMUNITY	**Four Seasons Private Residences**	**MARKETED FOR**	**Sale**

Total # Lots in Community	172	**# Parcels Owned by Developer and not Sold, Rented or Occupied**	172

Absorption Table

Expected Absorption Period	Percentage of Reduction
< 1 Year	0
1-3 Years	20
4-6 Years	**30**
7-9 Years	40
10 or more Years	50

Analysis

Average Sales Per Month *Based on Application Received	**8.0**
Estimated Sell-Out Time Frame (From 03/31/27) *Based on Application Received	**21.5 Months**
Approximate Sell-Out Month	**Jan, 2029**
Last Day of Fiscal Year Appealed	**6/30/2025**
Number of Parcels that were Owned by the Developer on the Lien Date *Based on Application Received	**172 Parcels**
Estimated # of Parcels that will be Owned by the Developer on the Last Day of the Fiscal Year *Based on Application Received	**172 Parcels**
Estimated # of Years to Sell-Out from Beginning of Fiscal Year Appealed	**5 Years**
Indicated Subdivision Discount From Absorption	**30%**

Reconciliation Comments

Four Seasons Private Residences has a total of 172 lots, with 172 lots left under HENDERSON PINNACLE NEWCO L L C ownership. Information provided by the appellant indicate that the development should be sold out by Jan, 2029. After analyzing all available information for all methods allowed in NAC 361.1295 the Assessor recommends maintaining the subdivision discount of 93% which has already been applied for lot values of all qualifying subject parcels.

BRIANA JOHNSON, CLARK COUNTY ASSESSOR
500 S. Grand Central Pkwy. 2nd Floor, Las Vegas, NV 89155
Office: 702-455-4997 | ClarkCountyNV.gov/Assessor

MARY ANN WEIDNER
Deputy Director of Assessment Services

Application for Subdivision Discount

Date of Application: 10/7/24 Fiscal Year: 2024/2025

Name of Developer/Owner: Henderson Pinnacle Newco LLC

Developer/Owner Address: 225 NE 34th ST. #201, Miami, FL 33137 Phone: 702 458-0001

Email Address: plykowski@macdonaldproperties.com

Assessor Parcel Numbers: 178-26-115-003 to 178-26-115-174

Land Purchase

(Please provide sale information for the land the above listed parcels were created from.)

Seller: PAIBLI LLC Buyer: Henderson Pinnacle Newco LLC

Purchase Date: 12/18/23 Deed #: APN# 178-26-112-001

Purchase Price: $ 852,400 Was this an "Arm's Length Transaction" (Y / N)

Actual Costs of Site Preparation

*Actual and/or expected costs of site preparation incurred up to the lien date (July 1, 2024):

Grading/excavation $4.915M, engineering/mapping $85K

Number of lots the above costs are associated with: 181

Actual and/or expected stage of development on the lien date (July 1, 2024):

Raw land with partial excavation

***A detail of the actual and/or expected costs of site preparation must be attached for this application to be complete.**

Marketing Information

Homes in this subdivision are marketed for: (Sale / *Lease)

Subdivision name the above parcels are marketed as: Four Seasons Private Residences

Expected home sale/lease prices in this subdivision: $2.5M - $13M

Expected home sizes in this subdivision: 2800sf - 7500sf

Absorption

Date (Month/Year) sales and/or leases will commence for this phase: Sales in 2027

Expected absorption rate (sales or leases per month): 8/month

Number of parcels expected to sell or lease by June 30, 2025: 0

Expected sell-out or lease-up date for this subdivision: 2029

***Please also attach a detail of all leased properties including parcel number, lease start date, and monthly rent.**

CASE 524 DEVELOPMENT COSTS

As Reported by Developer

Number of Lots that Costs are Associated with	**172**
Target Construction	$4,915,372
Engineering/Mapping	$90,000
Total Reported	**$5,005,372**
Reported (Per Lot)	**$29,101**

Assessor Adjustments

Total Adjusted	**$0**
Adjusted (Per Lot)	$0

Total Costs used in Analysis	**$5,005,372**
Costs used in Analysis (Per Lot)	**$29,101**

Comments:

Mr. Bykowski provided overall costs of site preparation with the Application for Subdivision Discount. He then provided a specific cost detail for grading and excavation, and indicated that he confirmed the enginerring/mappings was $90,000.

TARGET CONSTRUCTION, INC. - PROGRESS PAYMENT APPLICATION

Project: MacDonald Highlands Towers
Contract No: 956

22-Jun-23
Payment Application #10

Earthwork	UNIT	QTY	UNIT PRICE	PRICE	Previous % Comp	Previous Value	% Comp	Value	Total to Date % Comp	Total to Date Value
Site Clear & Grub / Blast Prep	SF	230,237	0.25	$7,559.25	100%	$57,559.25	0%	$0.00	100%	$57,559.25
Blasting - Includes Overexcavation for Pool & Elevator Pits Included	CY	396,186	6.32	2,503,895.52	76%	$1,903,059.09	24%	$600,836.43	100%	$2,503,895.52
Earthwork Cut to Fill Slope	CY	4,842	5.25	25,420.50	4%	$1,016.82	96%	$24,403.68	100%	$25,420.50
Earthwork Cut and Export - Includes Overexcavation for Pool & Elevator Pits Included	CY	391,344	5.95	2,328,496.80	80%	$1,862,797.44	20%	$465,699.36	100%	$2,328,496.80
				4,915,372.07		$3,824,432.60		$1,090,939.47		$4,915,372.07
TOTALS				$4,915,372.07		$3,824,432.60		$1,090,939.47		$4,915,372.07

SBE 75

Clark County Assessor's Office

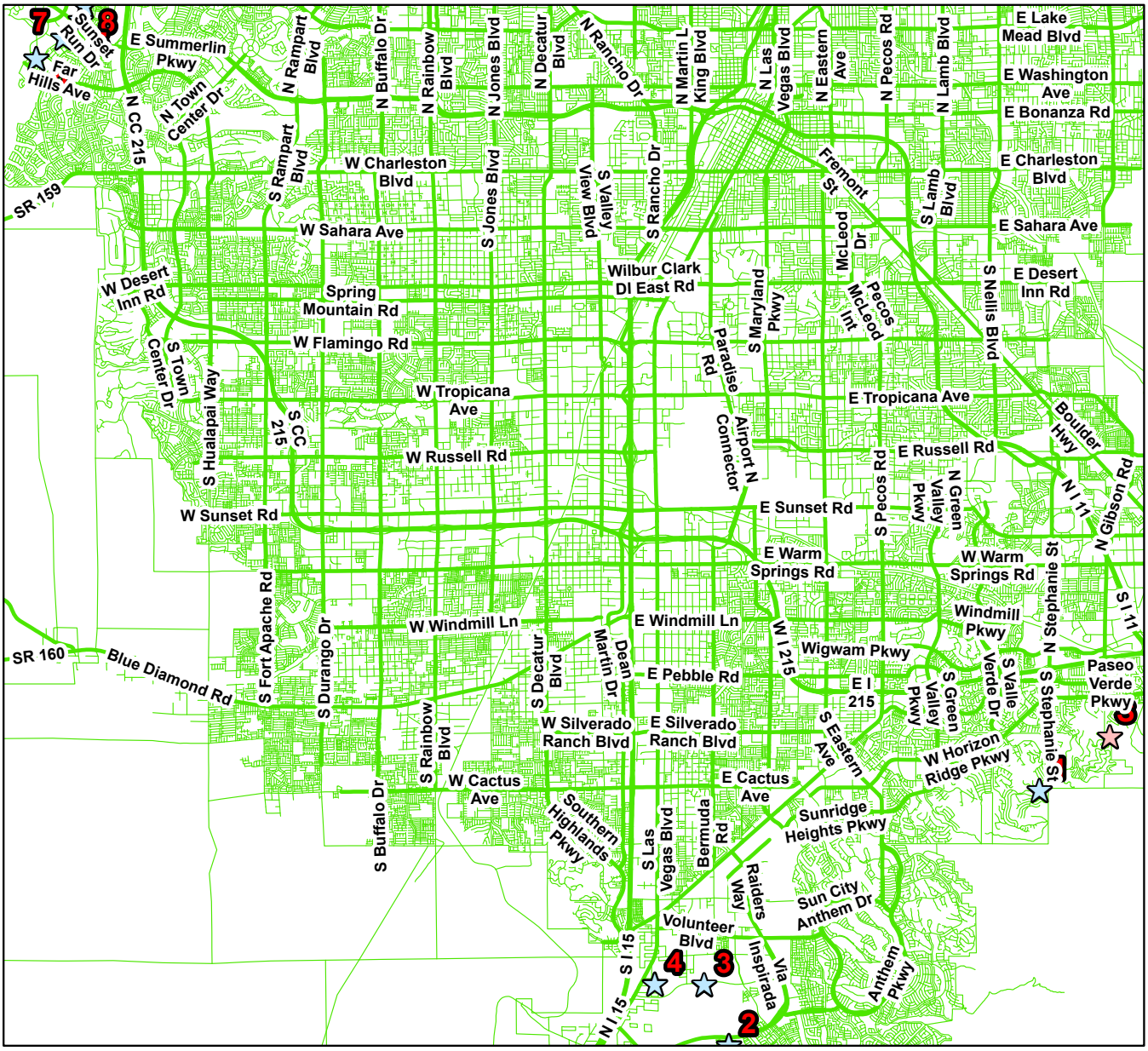
Case #: 00524
HENDERSON PINNACLE NEWCO L L C

Subject(s):
S. 178-26-115-003

Comparable(s):
1. 178-33-511-001
2. 191-22-314-001
3. 191-16-701-002
4. 191-17-601-015
5. 137-22-616-001
6. 137-21-813-001
7. 137-22-312-001
8. 137-22-517-001

1:161,669
Date: 2/10/2025

Legend
Subject
Comparable

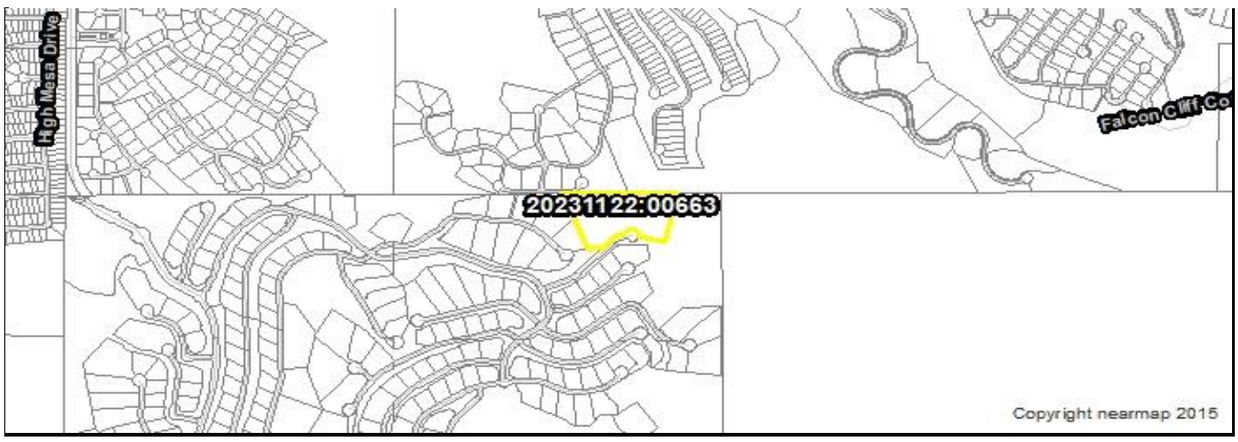


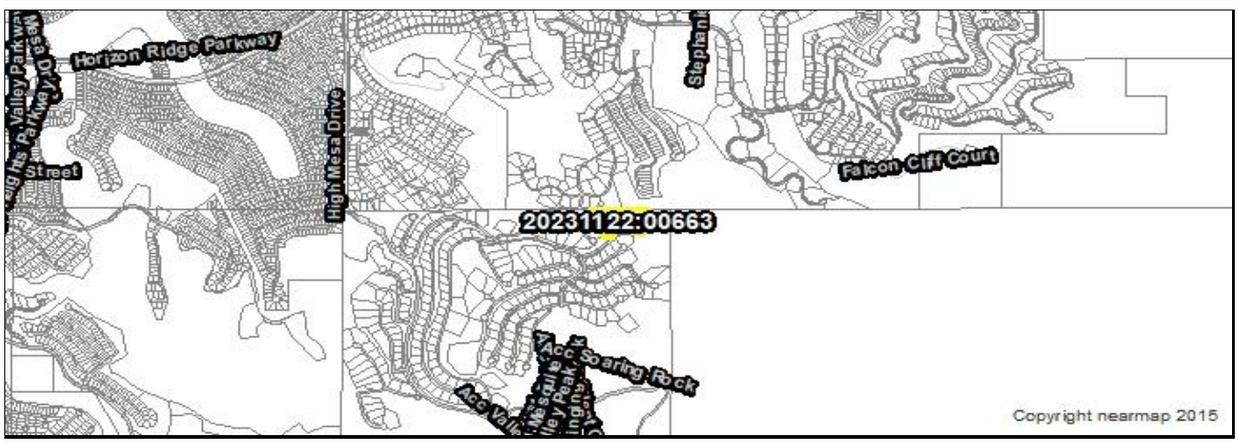
Vicinity Map

Comparable Sale: 1 DEVELOPMENT COST METHOD

Property Description:	Elevated view lot.			
Parcel Number:	**178-33-511-001**			
Parcel Count:	1			
Cross Streets	**Valle Verde / Horizon Ridge**			
Seller:	ZUMA LAND TRUST			
Buyer:	SILVERTIP HOLDINGS L L C			
Deed Number:	20231122:00000663			
Sale Date:	11/22/2023			
Sale Price:	$10,000,000			
Gross Size SF/Acre:	320,166		7.35	
Net Size SF/Acre:	320,166		7.35	
Sale Price Per SF/Acre:	$31.23		$1,360,544	
Zoning:	Zoning	ROI	Planned Use	Overlay
	RS-2			
Offsites:	No			
Verification Source:	MLS/COStar/Property Line			

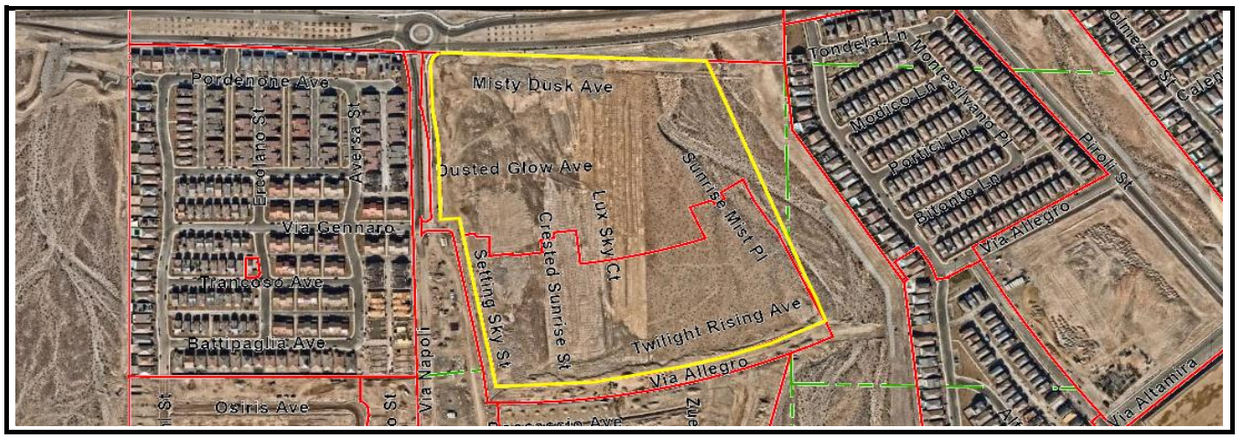






Comparable Sale: 2 DEVELOPMENT COST METHOD

Property Description:	Sale of a 37.48 acres vacant site in the SW area of the Inspirada MPC of W Henderson. Site is for medium density residential according to original Inspirada MPC plans; which indicated 281 lots = $45M/281 = $160,142/lot with average per lot acreage of .13 acres. Development is occurring next to the parcel, so utilities are nearby. There is a wash that cuts across the NE corner of the parcel.			
Parcel Number:	**191-22-310-001**			
Parcel Count:	1			
Cross Streets	**Via Inspirada / Via Napoli**			
Seller:	KENNEDY FUNDING INC			
Buyer:	GREYSTONE NEVADA L L C			
Deed Number:	20240301:00000927			
Sale Date:	3/1/2024			
Sale Price:	$45,000,000			
Gross Size SF/Acre:	1,632,629		37.48	
Net Size SF/Acre:	1,632,629		37.48	
Sale Price Per SF/Acre:	$27.56		$1,200,640	
Zoning:	Zoning	ROI	Planned Use	Overlay
	PC			
Offsites:	Partial			
Verification Source:	MLS/COStar/Property Line			





Comparable Sale: 3 DEVELOPMENT COST METHOD

Property Description:	Sale consists of 2 parcels of vacant land which lie along the S side of the recently developed Via Nobila ~ 1/2 way between SLVB to the W & Inspirada MPC to the E. Parcels are 191-16-701-002 (4.15 ac) & 004 (4.54 ac) & 002 has given out for Via Nobila along the N side & 004 has given out 30' on the E & W sides for future roads, but more road netting may happen. Washes may have some affect on the parcels.			
Parcel Number:	**191-16-701-002**			
Parcel Count:	2			
Cross Streets	**Via Nobila / Bermuda**			
Seller:	LIU CHO YUEN & KA LING ETAL			
Buyer:	G K T II L L C ETAL			
Deed Number:	20230831:00001252			
Sale Date:	8/31/2023			
Sale Price:	$6,600,000			
Gross Size SF/Acre:	378,536		8.69	
Net Size SF/Acre:	378,536		8.69	
Sale Price Per SF/Acre:	$17.44		$759,494	
Zoning:	Zoning	ROI	Planned Use	Overlay
	NO ZONING			
Offsites:	Partial			
Verification Source:	Public Records			







Comparable Sale: 4 DEVELOPMENT COST METHOD

Property Description:	Sale is 30 acres of rough vacant land located just east of SLVB near the Via Nobila intersection in the extreme southern LV valley. Currently has NO ZONING, but will most likely be either commercial or high-density residential (apts) as parcel just to the N has RH-36 zoning. Limited current access & no utilities. Deed listed portion of 2 parcels which have been remapped to this parcel.			
Parcel Number:	**191-17-601-015**			
Parcel Count:	2			
Cross Streets	**SLVB / Via Nobila**			
Seller:	USA: Bureau of Land Management (BLM)			
Buyer:	PACIFIC CLASSIC L L C			
Deed Number:	20240102:00000857			
Sale Date:	1/2/2024			
Sale Price:	$27,010,000			
Gross Size SF/Acre:	1,306,800		30.00	
Net Size SF/Acre:	1,306,800		30.00	
Sale Price Per SF/Acre:	$20.67		$900,333	
Zoning:	Zoning	ROI	Planned Use	Overlay
	NO ZONING			
Offsites:	No			
Verification Source:	Public Records			



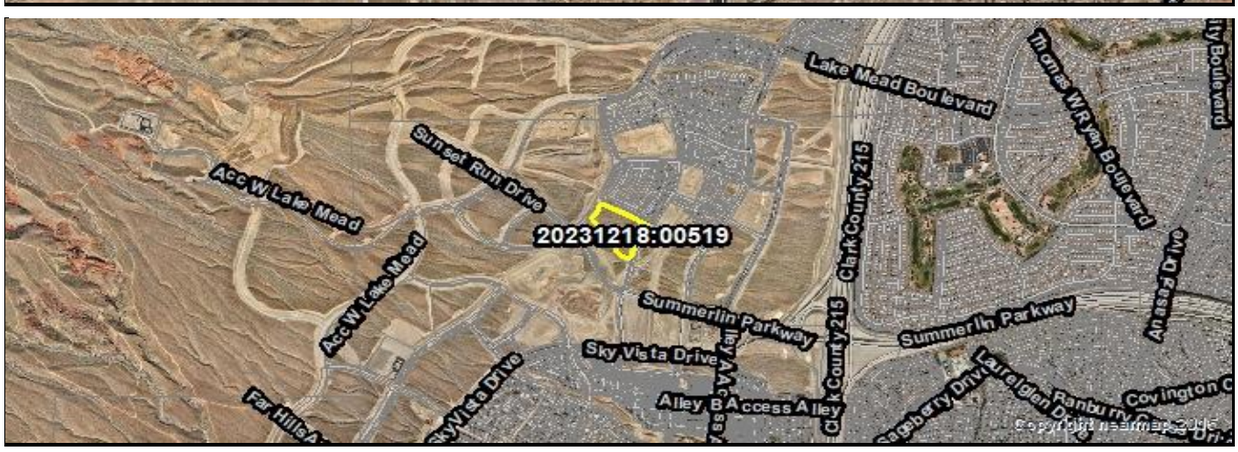


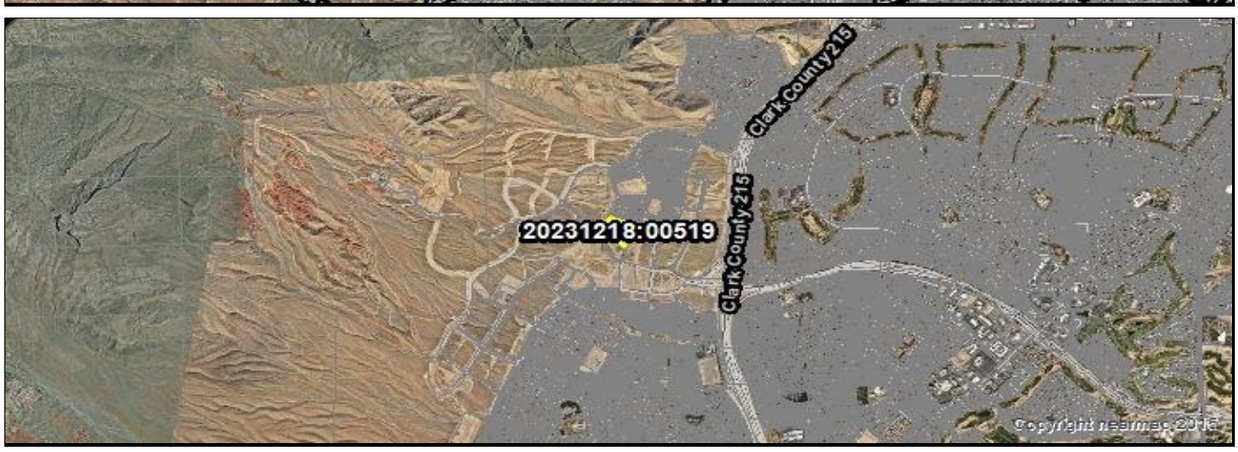

None:
None:
None:
None:
None:

Comparable Sale: 5 DEVELOPMENT COST METHOD

Property Description:				
Parcel Number:	**137-22-611-002**			
Parcel Count:	1			
Cross Streets	**Lake Mead / 215**			
Seller:	HUGHES HOWARD COMPANY L L C			
Buyer:	GREYSTONE NEVADA L L C			
Deed Number:	20231218:00000519			
Sale Date:	12/18/2023			
Sale Price:	$10,716,000			
Gross Size SF/Acre:	491,357		11.28	
Net Size SF/Acre:	491,357		11.28	
Sale Price Per SF/Acre:	$21.81		$950,000	
Zoning:	Zoning	ROI	Planned Use	Overlay
	P-C			
Offsites:	No			
Verification Source:				







Comparable Sale: 6 DEVELOPMENT COST METHOD

Property Description:	6 contiguous parcels: 13721812001, 13721812002, 13722426001, 13727117001, 13728510001, 13728510002			
Parcel Number:	**137-21-812-001**			
Parcel Count:	6			
Cross Streets	**Sky Vista / Far Hills**			
Seller:	HUGHES HOWARD COMPANY L L C			
Buyer:	K B HOME LAS VEGAS			
Deed Number:	20231201:00000818			
Sale Date:	12/1/2023			
Sale Price:	$44,737,000			
Gross Size SF/Acre:	1,378,238		31.64	
Net Size SF/Acre:	1,378,238		31.64	
Sale Price Per SF/Acre:	$32.46		$1,413,938	
Zoning:	Zoning	ROI	Planned Use	Overlay
	P-C			
Offsites:	No			
Verification Source:	Public Records			



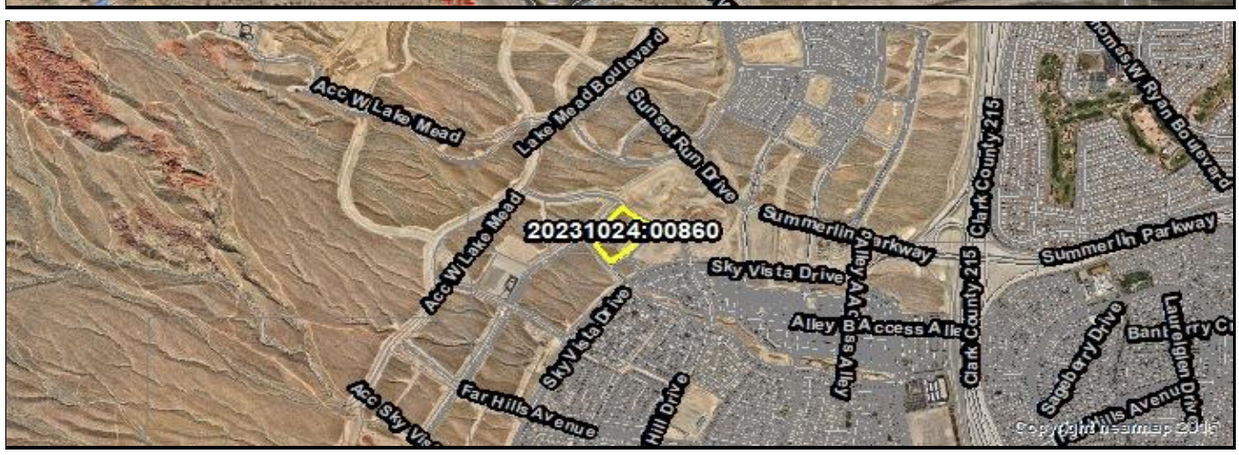


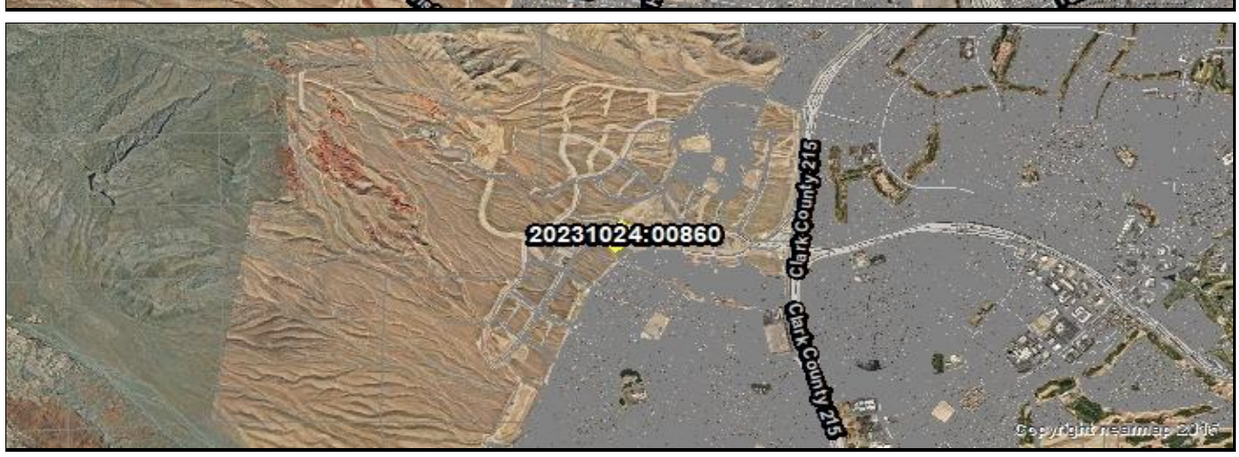


Comparable Sale: 7 DEVELOPMENT COST METHOD

Property Description:				
Parcel Number:	**137-22-310-001**			
Parcel Count:	1			
Cross Streets	**Sky Vista / Fox Hill**			
Seller:	HUGHES HOWARD COMPANY L L C			
Buyer:	TRI POINTE HOMES NEVADA INC			
Deed Number:	20231024:00000860			
Sale Date:	10/24/2023			
Sale Price:	$12,200,000			
Gross Size SF/Acre:	480,031		11.02	
Net Size SF/Acre:	480,031		11.02	
Sale Price Per SF/Acre:	$25.42		$1,107,078	
Zoning:	Zoning	ROI	Planned Use	Overlay
	P-C			
Offsites:	No			
Verification Source:	Public Records			





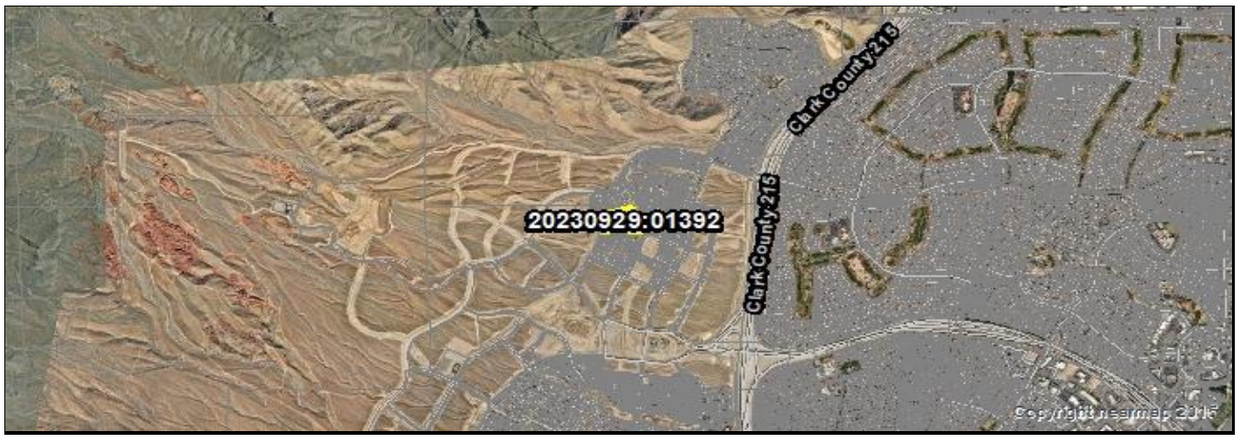


Comparable Sale: 8 DEVELOPMENT COST METHOD

Property Description:				
Parcel Number:	**137-22-511-002**			
Parcel Count:	1			
Cross Streets	**Lake Mead / 215**			
Seller:	HUGHES HOWARD COMPANY L L C			
Buyer:	GREYSTONE NEVADA L L C			
Deed Number:	20230929:00001392			
Sale Date:	9/29/2023			
Sale Price:	$16,054,000			
Gross Size SF/Acre:	609,840		14.00	
Net Size SF/Acre:	609,840		14.00	
Sale Price Per SF/Acre:	$26.32		$1,146,714	
Zoning:	Zoning	ROI	Planned Use	Overlay
	P-C			
Offsites:	No			
Verification Source:	Public Records			







CASE 524 ESTIMATED SELLING PRICE

PARCEL	TOWER	UNIT #	FLOOR	PLAT SF	UNIT DESC. (estimated)	STARTING PRICE (estimated)	TAXABLE LAND VALUE	% LAND
178-26-115-003	NORTH	101	1	2280	2 Bedrm	$ 3,500,000	$ 956,000	27%
178-26-115-004	NORTH	102	1	2517	2 Bedrm	$ 3,500,000	$ 1,003,400	29%
178-26-115-005	NORTH	201	2	2285	2 Bedrm	$ 3,500,000	$ 957,000	27%
178-26-115-006	NORTH	202	2	2517	2 Bedrm	$ 3,500,000	$ 1,003,400	29%
178-26-115-007	NORTH	301	3	2285	2 Bedrm	$ 3,500,000	$ 957,000	27%
178-26-115-008	NORTH	302	3	2517	2 Bedrm	$ 3,500,000	$ 1,003,400	29%
178-26-115-009	NORTH	401	4	2285	2 Bedrm	$ 3,500,000	$ 957,000	27%
178-26-115-010	NORTH	402	4	2517	2 Bedrm	$ 3,500,000	$ 1,003,400	29%
178-26-115-011	NORTH	501	5	2285	2 Bedrm	$ 3,500,000	$ 957,000	27%
178-26-115-012	NORTH	502	5	2517	2 Bedrm	$ 3,500,000	$ 1,003,400	29%
178-26-115-013	NORTH	601	6	2285	2 Bedrm	$ 3,500,000	$ 957,000	27%
178-26-115-014	NORTH	602	6	2517	2 Bedrm	$ 3,500,000	$ 1,003,400	29%
178-26-115-015	NORTH	701	7	6761	Restaurant		$ 121,698	
178-26-115-019	NORTH	804	8	2289	2 Bedrm	$ 3,500,000	$ 1,057,800	30%
178-26-115-017	NORTH	802	8	3367	3 Bedrm	$ 4,500,000	$ 1,273,400	28%
178-26-115-018	NORTH	803	8	3367	3 Bedrm	$ 4,500,000	$ 1,273,400	28%
178-26-115-016	NORTH	801	8	4196	4 Bedrm	$ 5,500,000	$ 1,439,200	26%
178-26-115-020	NORTH	805	8	4311	4 Bedrm	$ 5,500,000	$ 1,462,200	27%
178-26-115-024	NORTH	904	9	2289	2 Bedrm	$ 3,500,000	$ 1,157,800	33%
178-26-115-022	NORTH	902	9	3367	3 Bedrm	$ 4,500,000	$ 1,373,400	31%
178-26-115-023	NORTH	903	9	3367	3 Bedrm	$ 4,500,000	$ 1,373,400	31%
178-26-115-021	NORTH	901	9	4196	4 Bedrm	$ 5,500,000	$ 1,539,200	28%
178-26-115-025	NORTH	905	9	4311	4 Bedrm	$ 5,500,000	$ 1,562,200	28%
178-26-115-029	NORTH	1004	10	2289	2 Bedrm	$ 3,500,000	$ 1,257,800	36%
178-26-115-027	NORTH	1002	10	3367	3 Bedrm	$ 4,500,000	$ 1,473,400	33%
178-26-115-028	NORTH	1003	10	3367	3 Bedrm	$ 4,500,000	$ 1,473,400	33%
178-26-115-026	NORTH	1001	10	4196	4 Bedrm	$ 5,500,000	$ 1,639,200	30%
178-26-115-030	NORTH	1005	10	4311	4 Bedrm	$ 5,500,000	$ 1,662,200	30%
178-26-115-034	NORTH	1104	11	2289	2 Bedrm	$ 3,500,000	$ 1,357,800	39%
178-26-115-032	NORTH	1102	11	3367	3 Bedrm	$ 4,500,000	$ 1,573,400	35%
178-26-115-033	NORTH	1103	11	3367	3 Bedrm	$ 4,500,000	$ 1,573,400	35%
178-26-115-031	NORTH	1101	11	4196	4 Bedrm	$ 5,500,000	$ 1,739,200	32%
178-26-115-035	NORTH	1105	11	4311	4 Bedrm	$ 5,500,000	$ 1,762,200	32%
178-26-115-039	NORTH	1204	12	2289	2 Bedrm	$ 3,500,000	$ 1,457,800	42%
178-26-115-037	NORTH	1202	12	3367	3 Bedrm	$ 4,500,000	$ 1,673,400	37%
178-26-115-038	NORTH	1203	12	3367	3 Bedrm	$ 4,500,000	$ 1,673,400	37%
178-26-115-036	NORTH	1201	12	4196	4 Bedrm	$ 5,500,000	$ 1,839,200	33%
178-26-115-040	NORTH	1205	12	4311	4 Bedrm	$ 5,500,000	$ 1,862,200	34%
178-26-115-044	NORTH	1404	13	2289	2 Bedrm	$ 3,500,000	$ 1,557,800	45%
178-26-115-042	NORTH	1402	13	3367	3 Bedrm	$ 4,500,000	$ 1,773,400	39%
178-26-115-043	NORTH	1403	13	3367	3 Bedrm	$ 4,500,000	$ 1,773,400	39%
178-26-115-041	NORTH	1401	13	4196	4 Bedrm	$ 5,500,000	$ 1,939,200	35%
178-26-115-045	NORTH	1405	13	4311	4 Bedrm	$ 5,500,000	$ 1,962,200	36%
178-26-115-049	NORTH	1504	14	2289	2 Bedrm	$ 3,500,000	$ 1,657,800	47%
178-26-115-047	NORTH	1502	14	3367	3 Bedrm	$ 4,500,000	$ 1,873,400	42%
178-26-115-048	NORTH	1503	14	3367	3 Bedrm	$ 4,500,000	$ 1,873,400	42%
178-26-115-046	NORTH	1501	14	4196	4 Bedrm	$ 5,500,000	$ 2,039,200	37%
178-26-115-050	NORTH	1505	14	4311	4 Bedrm	$ 5,500,000	$ 2,062,200	37%
178-26-115-054	NORTH	1604	15	2289	2 Bedrm	$ 3,500,000	$ 1,757,800	50%
178-26-115-052	NORTH	1602	15	3367	3 Bedrm	$ 4,500,000	$ 1,973,400	44%
178-26-115-053	NORTH	1603	15	3367	3 Bedrm	$ 4,500,000	$ 1,973,400	44%
178-26-115-051	NORTH	1601	15	4196	4 Bedrm	$ 5,500,000	$ 2,139,200	39%
178-26-115-055	NORTH	1605	15	4311	4 Bedrm	$ 5,500,000	$ 2,162,200	39%
178-26-115-059	NORTH	1704	16	2289	2 Bedrm	$ 3,500,000	$ 1,857,800	53%

CASE 524 ESTIMATED SELLING PRICE

PARCEL	TOWER	UNIT #	FLOOR	PLAT SF	UNIT DESC. (estimated)	STARTING PRICE (estimated)	TAXABLE LAND VALUE	% LAND
178-26-115-057	NORTH	1702	16	3367	3 Bedrm	$ 4,500,000	$ 2,073,400	46%
178-26-115-058	NORTH	1703	16	3367	3 Bedrm	$ 4,500,000	$ 2,073,400	46%
178-26-115-056	NORTH	1701	16	4196	4 Bedrm	$ 5,500,000	$ 2,239,200	41%
178-26-115-060	NORTH	1705	16	4311	4 Bedrm	$ 5,500,000	$ 2,262,200	41%
178-26-115-064	NORTH	1804	17	2289	2 Bedrm	$ 3,500,000	$ 1,957,800	56%
178-26-115-062	NORTH	1802	17	3367	3 Bedrm	$ 4,500,000	$ 2,173,400	48%
178-26-115-063	NORTH	1803	17	3367	3 Bedrm	$ 4,500,000	$ 2,173,400	48%
178-26-115-061	NORTH	1801	17	4196	4 Bedrm	$ 5,500,000	$ 2,339,200	43%
178-26-115-065	NORTH	1805	17	4311	4 Bedrm	$ 5,500,000	$ 2,362,200	43%
178-26-115-069	NORTH	1904	18	2289	2 Bedrm	$ 3,500,000	$ 2,057,800	59%
178-26-115-067	NORTH	1902	18	3367	3 Bedrm	$ 4,500,000	$ 2,273,400	51%
178-26-115-068	NORTH	1903	18	3367	3 Bedrm	$ 4,500,000	$ 2,273,400	51%
178-26-115-066	NORTH	1901	18	4196	4 Bedrm	$ 5,500,000	$ 2,439,200	44%
178-26-115-070	NORTH	1905	18	4311	4 Bedrm	$ 5,500,000	$ 2,462,200	45%
178-26-115-074	NORTH	2004	19	2289	2 Bedrm	$ 3,500,000	$ 2,157,800	62%
178-26-115-072	NORTH	2002	19	3367	3 Bedrm	$ 4,500,000	$ 2,373,400	53%
178-26-115-073	NORTH	2003	19	3367	3 Bedrm	$ 4,500,000	$ 2,373,400	53%
178-26-115-071	NORTH	2001	19	4196	4 Bedrm	$ 5,500,000	$ 2,539,200	46%
178-26-115-075	NORTH	2005	19	4311	4 Bedrm	$ 5,500,000	$ 2,562,200	47%
178-26-115-079	NORTH	2104	20	2289	2 Bedrm	$ 3,500,000	$ 2,257,800	65%
178-26-115-077	NORTH	2102	20	3367	3 Bedrm	$ 4,500,000	$ 2,473,400	55%
178-26-115-078	NORTH	2103	20	3367	3 Bedrm	$ 4,500,000	$ 2,473,400	55%
178-26-115-076	NORTH	2101	20	4196	4 Bedrm	$ 5,500,000	$ 2,639,200	48%
178-26-115-080	NORTH	2105	20	4311	4 Bedrm	$ 5,500,000	$ 2,662,200	48%
178-26-115-081	NORTH	2201	21	4717	4 Bedrm Jr. PH	$ 10,000,000	$ 2,843,400	28%
178-26-115-082	NORTH	2202	21	5063	4 Bedrm Jr. PH	$ 10,000,000	$ 2,912,600	29%
178-26-115-083	NORTH	2203	21	5694	4 Bedrm Jr. PH	$ 10,000,000	$ 3,038,800	30%
178-26-115-084	NORTH	2301	22	4717	4 Bedrm Jr. PH	$ 10,000,000	$ 2,943,400	29%
178-26-115-085	NORTH	2302	22	5063	4 Bedrm Jr. PH	$ 10,000,000	$ 3,012,600	30%
178-26-115-086	NORTH	2303	22	5633	4 Bedrm Jr. PH	$ 10,000,000	$ 3,126,600	31%
178-26-115-087	NORTH	2401	23	4717	4 Bedrm Jr. PH	$ 10,000,000	$ 3,043,400	30%
178-26-115-088	NORTH	2402	23	5063	4 Bedrm Jr. PH	$ 10,000,000	$ 3,112,600	31%
178-26-115-089	NORTH	2403	23	5812	4 Bedrm Jr. PH	$ 10,000,000	$ 3,262,400	33%
178-26-115-090	NORTH	2501	24	6466	4 Bedrm Penthouse	$ 22,000,000	$ 6,079,600	28%
178-26-115-091	NORTH	2502	24	7408	4 Bedrm Penthouse	$ 29,000,000	$ 6,644,800	23%
178-26-115-092	SOUTH	201	1	2280	2 Bedrm	$ 3,500,000	$ 956,000	27%
178-26-115-093	SOUTH	202	1	2508	2 Bedrm	$ 3,500,000	$ 1,003,400	29%
178-26-115-094	SOUTH	301	2	2280	2 Bedrm	$ 3,500,000	$ 956,000	27%
178-26-115-095	SOUTH	302	2	2517	2 Bedrm	$ 3,500,000	$ 1,003,400	29%
178-26-115-096	SOUTH	401	3	2280	2 Bedrm	$ 3,500,000	$ 956,000	27%
178-26-115-097	SOUTH	402	3	2517	2 Bedrm	$ 3,500,000	$ 1,003,400	29%
178-26-115-098	SOUTH	501	4	2280	2 Bedrm	$ 3,500,000	$ 956,000	27%
178-26-115-099	SOUTH	502	4	2517	2 Bedrm	$ 3,500,000	$ 1,003,400	29%
178-26-115-100	SOUTH	601	5	2280	2 Bedrm	$ 3,500,000	$ 956,000	27%
178-26-115-101	SOUTH	602	5	2517	2 Bedrm	$ 3,500,000	$ 1,003,400	29%

CASE 524 ESTIMATED SELLING PRICE

PARCEL	TOWER	UNIT #	FLOOR	PLAT SF	UNIT DESC. (estimated)	STARTING PRICE (estimated)	TAXABLE LAND VALUE	% LAND
178-26-115-102	SOUTH	701	6	2268	2 Bedrm	$ 3,500,000	$ 953,600	27%
178-26-115-103	SOUTH	702	6	2524	2 Bedrm	$ 3,500,000	$ 1,004,800	29%
178-26-115-107	SOUTH	804	7	2289	2 Bedrm	$ 3,500,000	$ 1,057,800	30%
178-26-115-105	SOUTH	802	7	3367	3 Bedrm	$ 4,500,000	$ 1,273,400	28%
178-26-115-106	SOUTH	803	7	3367	3 Bedrm	$ 4,500,000	$ 1,273,400	28%
178-26-115-104	SOUTH	801	7	4196	4 Bedrm	$ 5,500,000	$ 1,439,200	26%
178-26-115-108	SOUTH	805	7	4311	4 Bedrm	$ 5,500,000	$ 1,462,200	27%
178-26-115-112	SOUTH	904	8	2289	2 Bedrm	$ 3,500,000	$ 1,157,800	33%
178-26-115-110	SOUTH	902	8	3367	3 Bedrm	$ 4,500,000	$ 1,373,400	31%
178-26-115-111	SOUTH	903	8	3367	3 Bedrm	$ 4,500,000	$ 1,373,400	31%
178-26-115-109	SOUTH	901	8	4196	4 Bedrm	$ 5,500,000	$ 1,539,200	28%
178-26-115-113	SOUTH	905	8	4311	4 Bedrm	$ 5,500,000	$ 1,562,200	28%
178-26-115-117	SOUTH	1004	9	2289	2 Bedrm	$ 3,500,000	$ 1,257,800	36%
178-26-115-115	SOUTH	1002	9	3367	3 Bedrm	$ 4,500,000	$ 1,473,400	33%
178-26-115-116	SOUTH	1003	9	3367	3 Bedrm	$ 4,500,000	$ 1,473,400	33%
178-26-115-114	SOUTH	1001	9	4196	4 Bedrm	$ 5,500,000	$ 1,639,200	30%
178-26-115-118	SOUTH	1005	9	4311	4 Bedrm	$ 5,500,000	$ 1,662,200	30%
178-26-115-122	SOUTH	1104	10	2289	2 Bedrm	$ 3,500,000	$ 1,357,800	39%
178-26-115-120	SOUTH	1102	10	3367	3 Bedrm	$ 4,500,000	$ 1,573,400	35%
178-26-115-121	SOUTH	1103	10	3367	3 Bedrm	$ 4,500,000	$ 1,573,400	35%
178-26-115-119	SOUTH	1101	10	4196	4 Bedrm	$ 5,500,000	$ 1,739,200	32%
178-26-115-123	SOUTH	1105	10	4311	4 Bedrm	$ 5,500,000	$ 1,762,200	32%
178-26-115-127	SOUTH	1204	11	2289	2 Bedrm	$ 3,500,000	$ 1,457,800	42%
178-26-115-125	SOUTH	1202	11	3367	3 Bedrm	$ 4,500,000	$ 1,673,400	37%
178-26-115-126	SOUTH	1203	11	3367	3 Bedrm	$ 4,500,000	$ 1,673,400	37%
178-26-115-124	SOUTH	1201	11	4196	4 Bedrm	$ 5,500,000	$ 1,839,200	33%
178-26-115-128	SOUTH	1205	11	4311	4 Bedrm	$ 5,500,000	$ 1,862,200	34%
178-26-115-132	SOUTH	1404	12	2289	2 Bedrm	$ 3,500,000	$ 1,557,800	45%
178-26-115-130	SOUTH	1402	12	3367	3 Bedrm	$ 4,500,000	$ 1,773,400	39%
178-26-115-131	SOUTH	1403	12	3367	3 Bedrm	$ 4,500,000	$ 1,773,400	39%
178-26-115-129	SOUTH	1401	12	4196	4 Bedrm	$ 5,500,000	$ 1,939,200	35%
178-26-115-133	SOUTH	1405	12	4311	4 Bedrm	$ 5,500,000	$ 1,962,200	36%
178-26-115-137	SOUTH	1504	13	2289	2 Bedrm	$ 3,500,000	$ 1,657,800	47%
178-26-115-135	SOUTH	1502	13	3367	3 Bedrm	$ 4,500,000	$ 1,873,400	42%
178-26-115-136	SOUTH	1503	13	3367	3 Bedrm	$ 4,500,000	$ 1,873,400	42%
178-26-115-134	SOUTH	1501	13	4196	4 Bedrm	$ 5,500,000	$ 2,039,200	37%
178-26-115-138	SOUTH	1505	13	4311	4 Bedrm	$ 5,500,000	$ 2,062,200	37%
178-26-115-142	SOUTH	1604	14	2289	2 Bedrm	$ 3,500,000	$ 1,757,800	50%
178-26-115-140	SOUTH	1602	14	3367	3 Bedrm	$ 4,500,000	$ 1,973,400	44%
178-26-115-141	SOUTH	1603	14	3367	3 Bedrm	$ 4,500,000	$ 1,973,400	44%
178-26-115-139	SOUTH	1601	14	4196	4 Bedrm	$ 5,500,000	$ 2,139,200	39%
178-26-115-143	SOUTH	1605	14	4311	4 Bedrm	$ 5,500,000	$ 2,162,200	39%
178-26-115-147	SOUTH	1704	15	2289	2 Bedrm	$ 3,500,000	$ 1,857,800	53%
178-26-115-145	SOUTH	1702	15	3367	3 Bedrm	$ 4,500,000	$ 2,073,400	46%
178-26-115-146	SOUTH	1703	15	3367	3 Bedrm	$ 4,500,000	$ 2,073,400	46%
178-26-115-144	SOUTH	1701	15	4196	4 Bedrm	$ 5,500,000	$ 2,239,200	41%
178-26-115-148	SOUTH	1705	15	4311	4 Bedrm	$ 5,500,000	$ 2,262,200	41%
178-26-115-152	SOUTH	1804	16	2289	2 Bedrm	$ 3,500,000	$ 1,957,800	56%
178-26-115-150	SOUTH	1802	16	3367	3 Bedrm	$ 4,500,000	$ 2,173,400	48%
178-26-115-151	SOUTH	1803	16	3367	3 Bedrm	$ 4,500,000	$ 2,173,400	48%
178-26-115-149	SOUTH	1801	16	4196	4 Bedrm	$ 5,500,000	$ 2,339,200	43%
178-26-115-153	SOUTH	1805	16	4311	4 Bedrm	$ 5,500,000	$ 2,362,200	43%
178-26-115-157	SOUTH	1904	17	2289	2 Bedrm	$ 3,500,000	$ 2,057,800	59%
178-26-115-155	SOUTH	1902	17	3367	3 Bedrm	$ 4,500,000	$ 2,273,400	51%

CASE 524 ESTIMATED SELLING PRICE

PARCEL	TOWER	UNIT #	FLOOR	PLAT SF	UNIT DESC. (estimated)	STARTING PRICE (estimated)	TAXABLE LAND VALUE	% LAND
178-26-115-156	SOUTH	1903	17	3367	3 Bedrm	$ 4,500,000	$ 2,273,400	51%
178-26-115-154	SOUTH	1901	17	4196	4 Bedrm	$ 5,500,000	$ 2,439,200	44%
178-26-115-158	SOUTH	1905	17	4311	4 Bedrm	$ 5,500,000	$ 2,462,200	45%
178-26-115-162	SOUTH	2004	18	2289	2 Bedrm	$ 3,500,000	$ 2,157,800	62%
178-26-115-160	SOUTH	2002	18	3367	3 Bedrm	$ 4,500,000	$ 2,373,400	53%
178-26-115-161	SOUTH	2003	18	3367	3 Bedrm	$ 4,500,000	$ 2,373,400	53%
178-26-115-159	SOUTH	2001	18	4196	4 Bedrm	$ 5,500,000	$ 2,539,200	46%
178-26-115-163	SOUTH	2005	18	4311	4 Bedrm	$ 5,500,000	$ 2,562,200	47%
178-26-115-164	SOUTH	2101	19	4717	4 Bedrm Jr. PH	$ 10,000,000	$ 2,743,400	27%
178-26-115-165	SOUTH	2102	19	5063	4 Bedrm Jr. PH	$ 10,000,000	$ 2,812,600	28%
178-26-115-166	SOUTH	2103	19	5694	4 Bedrm Jr. PH	$ 10,000,000	$ 2,938,800	29%
178-26-115-167	SOUTH	2201	20	4717	4 Bedrm Jr. PH	$ 10,000,000	$ 2,843,400	28%
178-26-115-168	SOUTH	2202	20	5063	4 Bedrm Jr. PH	$ 10,000,000	$ 2,912,600	29%
178-26-115-169	SOUTH	2203	20	5633	4 Bedrm Jr. PH	$ 10,000,000	$ 3,026,600	30%
178-26-115-170	SOUTH	2301	21	4717	4 Bedrm Jr. PH	$ 10,000,000	$ 2,943,400	29%
178-26-115-171	SOUTH	2302	21	5063	4 Bedrm Jr. PH	$ 10,000,000	$ 3,012,600	30%
178-26-115-172	SOUTH	2303	21	5812	4 Bedrm Jr. PH	$ 10,000,000	$ 3,162,400	32%
178-26-115-173	SOUTH	2401	22	6466	4 Bedrm Penthouse	$ 22,000,000	$ 5,979,600	27%
178-26-115-174	SOUTH	2403	22	8408	4 Bedrm Penthouse	$ 31,550,000	$ 7,144,800	23%

FINAL MAP OF
PINNACLE RESIDENCES AT MACDONALD HIGHLANDS
A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

HENDERSON PINNACLE NEWCO, LLC, A NEVADA LIMITED LIABILITY COMPANY

DO HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND THAT IS SHOWN UPON THIS PLAT OF:

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

IT DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND, DOES HEREBY OFFER AND DEDICATE ALL PUBLIC RIGHTS-OF-WAY, STREETS, AND EASEMENTS AS INDICATED AND OUTLINED HEREON TO THE CITY OF HENDERSON FOR THE USE OF THE PUBLIC OR AS INDICATED OTHERWISE. IN ADDITION, THE OWNER DOES HEREBY GRANT AND CONVEY A NON-EXCLUSIVE UTILITY/USE EASEMENT OVER ALL AREAS DESIGNATED AS "PRIVATE STREETS" AND "COMMON ELEMENTS" WITH AN ADDITIONAL FIVE FOOT STRIP ABUTTING ALL PUBLIC AND PRIVATE STREETS TO THE CITY OF HENDERSON FOR PUBLIC FACILITIES SUCH AS, BUT NOT LIMITED TO, DRAINAGE FACILITIES, TRAFFIC CONTROL DEVICES, STREET LIGHTS, TELECOMMUNICATION FACILITIES, INFORMATION TECHNOLOGY EQUIPMENT, BUS SHELTER FACILITIES, PUBLIC TRANSPORTATION FACILITIES FOR PEDESTRIAN, BICYCLE AND VEHICULAR USE, WATER AND SEWER FACILITIES/APPURTENANCES, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, FINAL REMOVAL AND/OR ABANDONMENT OF SAID FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO. TOGETHER WITH A ONE FOOT WIDE PUBLIC ACCESS EASEMENT ABUTTING ALL PUBLIC OR PRIVATE STREETS AS DEDICATED HEREON.

FURTHERMORE, WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT AND CONVEY THE FOLLOWING NON-EXCLUSIVE UTILITY/USE EASEMENTS:

1) TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTURYLINK OF NEVADA, LLC, SOUTHWEST GAS CORPORATION AND COX COMMUNICATION, LAS VEGAS INC., THEIR SUCCESSOR'S AND ASSIGNS, A NON-EXCLUSIVE UTILITY EASEMENT (N.U.E.) OVER ALL AREAS DESIGNATED AS "PRIVATE STREETS" AND "COMMON ELEMENTS" AND ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF UNDERGROUND POWER, TELEPHONE, GAS, AND CABLE TV LINES AND APPURTENANCES, AND FOR ABOVE GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

FURTHERMORE, THE ABOVE NAMED OWNERS OF THE WITHIN PLATTED LANDS, DO HEREBY WAIVE DIRECT ACCESS RIGHTS FROM ALL LOTS WITHIN THE SUBDIVISION, INCLUDING BUT NOT LIMITED TO, VEHICULAR AND PEDESTRIAN ACCESS, TO THE FOLLOWING STREETS:

NONE

THIS WAIVER OF ACCESS RIGHTS SHALL BE A COVENANT ATTACHED TO THE LAND AND PASS WITH EACH AND EVERY PORTION OF THIS SUBDIVISION AND SHALL HAVE THE FORCE AND EFFECT OF A COVENANT RUNNING WITH THE LAND.

HENDERSON PINNACLE NEWCO, LLC, A NEVADA LIMITED LIABILITY COMPANY

Daniel G. Hayes — May 15, 2024
BY: Daniel G. Hayes — DATE
AS: Authorized Representative

ACKNOWLEDGEMENT

STATE OF ~~NEVADA~~ Florida
COUNTY OF ~~CLARK~~ Palm Beach } SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 15, 2024
BY: Daniel G. Hayes
AS: Authorized Representative
OF: HENDERSON PINNACLE NEWCO, LLC, A NEVADA LIMITED LIABILITY COMPANY

Janine M. Cabaj
BY: Janine M. Cabaj
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 04/26/26

JANINE M CABAJ Notary Public - State of Florida Commission # HH 122021 My Comm. Expires Apr 26, 2026 Bonded through National Notary Assn.

Janine M. Cabaj
#HH122021
Exp. 4/26/25

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT, THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

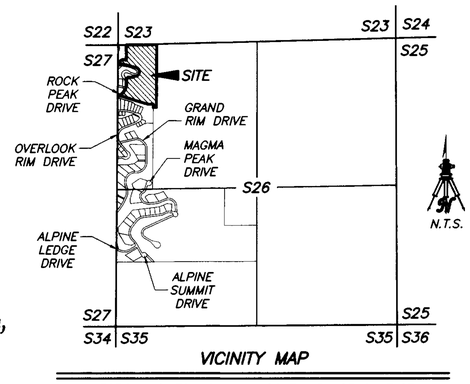
Daniel C Burns, PE — 6/12/2024
BY: DANIEL C BURNS, PE — DATE
FOR THE SOUTHERN NEVADA HEALTH DISTRICT

DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Christi Cooper — 6/11/2024
BY: ~~JOHN GUILLORY, P.E.~~ CHRISTI COOPER — DATE
FOR THE DIVISION OF WATER RESOURCES

WWD-21181



VICINITY MAP

SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE

I, JASON G. KLINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HENDERSON PINNACLE NEWCO, LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON OCTOBER 2, 2023.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 6-10-25 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17827

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA — JASON G. KLINE — Exp. 6/30/25 — NO. 17827

5-13-24

LEGAL DESCRIPTION

ALL OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.

CONTAINING 12.93 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 00°23'17" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695.

CITY SURVEYOR'S CERTIFICATE

I, MICHAEL KIDD, CITY SURVEYOR OF THE CITY OF HENDERSON, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT ON THIS 10TH DAY OF JUNE, 2024, I DID EXAMINE THE FINAL MAP OF:

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

THAT SAID MAP IS TECHNICALLY CORRECT AND THAT THE MONUMENTS HAVE NOT BEEN SET AND THAT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE 6-10-25.

6-10-24
MICHAEL KIDD, PLS 12141 — DATE
CITY SURVEYOR
CITY OF HENDERSON

COMMUNITY DEVELOPMENT APPROVAL

I, LISA M. CORRADO, THE COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR HEREBY APPROVE OF THE FINAL MAP OF:

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

AND ACCEPT ON BEHALF OF THE PUBLIC, PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER FOR DEDICATION, THAT SAID MAP IS CONSISTENT WITH THE APPROVED TENTATIVE MAP, AND THAT IT COMPLIES WITH THE CITY OF HENDERSON DEVELOPMENT CODE AND ALL APPLICABLE REGULATIONS.

FURTHERMORE, THE APPROVAL OF SAID FINAL MAP DOES NOT AUTHORIZE OR ENTITLE THE APPLICANT TO CONSTRUCT THE PROJECT REFERRED TO IN SUCH APPLICATION OR TO RECEIVE FURTHER DEVELOPMENT APPROVALS, GRADING PERMITS OR BUILDING PERMITS. THE CITY MUST FIRST EXECUTE A WRITTEN RELEASE OF APPLICANTS PROCESSING WAIVER AND A WATER SERVICE COMMITMENT BEFORE APPLICANT SHALL HAVE ANY CLAIM OF ENTITLEMENT TO CONSTRUCT THE PROJECT OR TO RECEIVE ANY GRADING OR BUILDING PERMITS.

Lisa M. Corrado — 6/3/24
LISA M. CORRADO — DATE
COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR
CITY OF HENDERSON

UTILITY/AGENCY APPROVALS

WE, THE HEREIN NAMED AGENCY, DOES APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Adam L. Leon Adam Leon — 5/20/2024
BY: — DATE
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

Devin Sanki — 5/16/24
BY: — DATE
CENTURYLINK OF NEVADA, LLC

Sebastain Cordova — 5/21/24
BY: — DATE
SOUTHWEST GAS CORPORATION

Donald A. Goodwin — 5/16/2024
BY: — DATE
COX COMMUNICATIONS LAS VEGAS, INC.

6/10/2024
BY: BRIAN COOMBS, P.E. — DATE
CITY OF HENDERSON, DEPARTMENT OF UTILITY SERVICES

SUBDIVISION GUARANTEE

A SUBDIVISION GUARANTEE IS RECORDED IN BOOK ~~2022~~ 20240612 OF OFFICIAL RECORDS AS INSTRUMENT NO. 1117.

CMAP-2023013848

FINAL MAP OF PINNACLE RESIDENCES AT MACDONALD HIGHLANDS
A CONDOMINIUM SUBDIVSION AND COMMON INTEREST COMMUNITY
BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

WALLACE MORRIS KLINE SURVEYING, LLC.
LAND SURVEY CONSULTING
6525 W. WARM SPRINGS ROAD, SUITE 100
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:725.204.1572

INSTRUMENT NO. 1118
OFFICIAL RECORDS
BOOK NO. 20240612
FILED AT THE REQUEST OF
WALLACE MORRIS KLINE SURVEYING
DATE 6-12-24 AT 9:46
BOOK 173 PAGE 9
OF PLATS
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE $ 777.00 DEPUTY WDMN

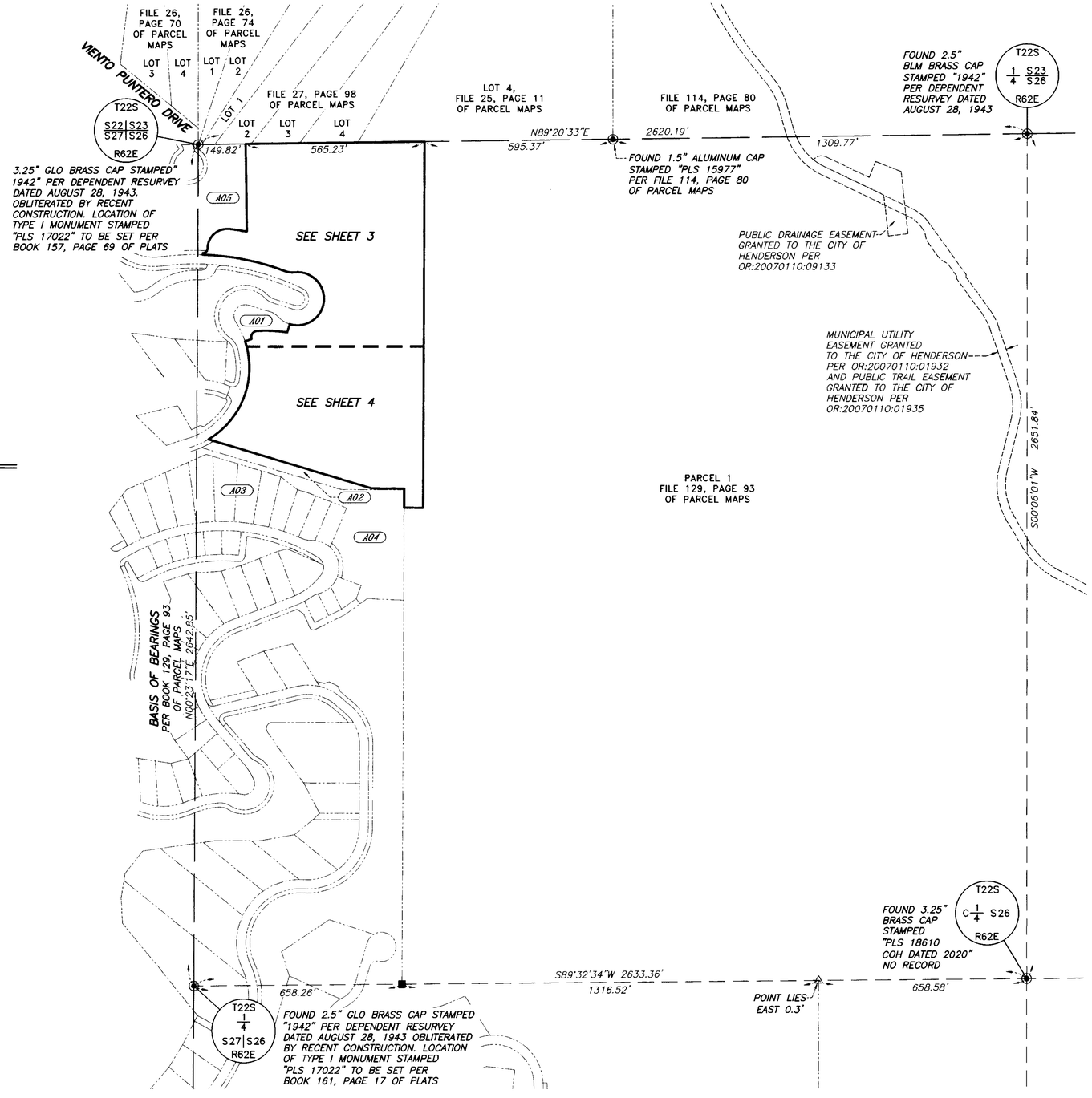
BOOK 173 , PAGE 9

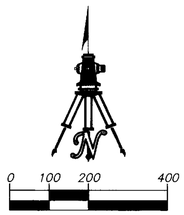
FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA





MAP REFERENCES

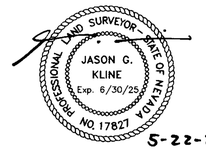
FILE 26, PAGE 60 OF SURVEYS
FILE 59, PAGE 86 OF SURVEYS
FILE 59, PAGE 89 OF SURVEYS
FILE 79, PAGE 72 OF SURVEYS

FILE 18, PAGE 76 OF PARCEL MAPS
FILE 30, PAGE 95 OF PARCEL MAPS
FILE 73, PAGE 88 OF PARCEL MAPS
FILE 102, PAGE 48 OF PARCEL MAPS
FILE 114, PAGE 80 OF PARCEL MAPS
FILE 129, PAGE 93 OF PARCEL MAPS

BOOK 78, PAGE 39 OF PLATS
BOOK 130, PAGE 34 OF PLATS
BOOK 138, PAGE 02 OF PLATS
BOOK 140, PAGE 87 OF PLATS
BOOK 140, PAGE 94 OF PLATS
BOOK 158, PAGE 45 OF PLATS
BOOK 165, PAGE 81 OF PLATS
BOOK 166, PAGE 98 OF PLATS
BOOK 168, PAGE 73 OF PLATS
BOOK 168, PAGE 75 OF PLATS
BOOK 172, PAGE 8 OF PLATS

LEGEND

———	SUBDIVISION BOUNDARY LINE
—— —— ——	SECTION LINE
— — — — —	QUARTER SECTION LINE
- - - - - -	EASEMENT LINE
—·—·—·—	ADJOINING LOT LINE
OR:	OFFICIAL RECORDS
◉	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
△	FOUND 1.5" ALUMINUM CAP STAMPED "ASTLE RANPAC, PLS 8584" PER FILE 59, PAGE 89 OF SURVEYS
■	FOUND 1.5" ALUMINUM CAP STAMPED "PLS 8584" PER FILE 59, PAGE 89 OF SURVEYS
A01	LOT CA2 MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3 PER BOOK 168, PAGE 75 OF PLATS
A02	LOT CA3 MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3 PER BOOK 168, PAGE 75 OF PLATS
A03	2ND AMENDED FINAL MAP OF MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 4 PER BOOK 170, PAGE 45 OF PLATS
A04	LOT BA1AA 2ND AMENDED FINAL MAP OF MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 4 PER BOOK 170, PAGE 45 OF PLATS
A05	LOT CA1B AMENDED FINAL MAP OF MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3 PER BOOK 172, PAGE 8 OF PLATS



5-22-24

WWD-21181

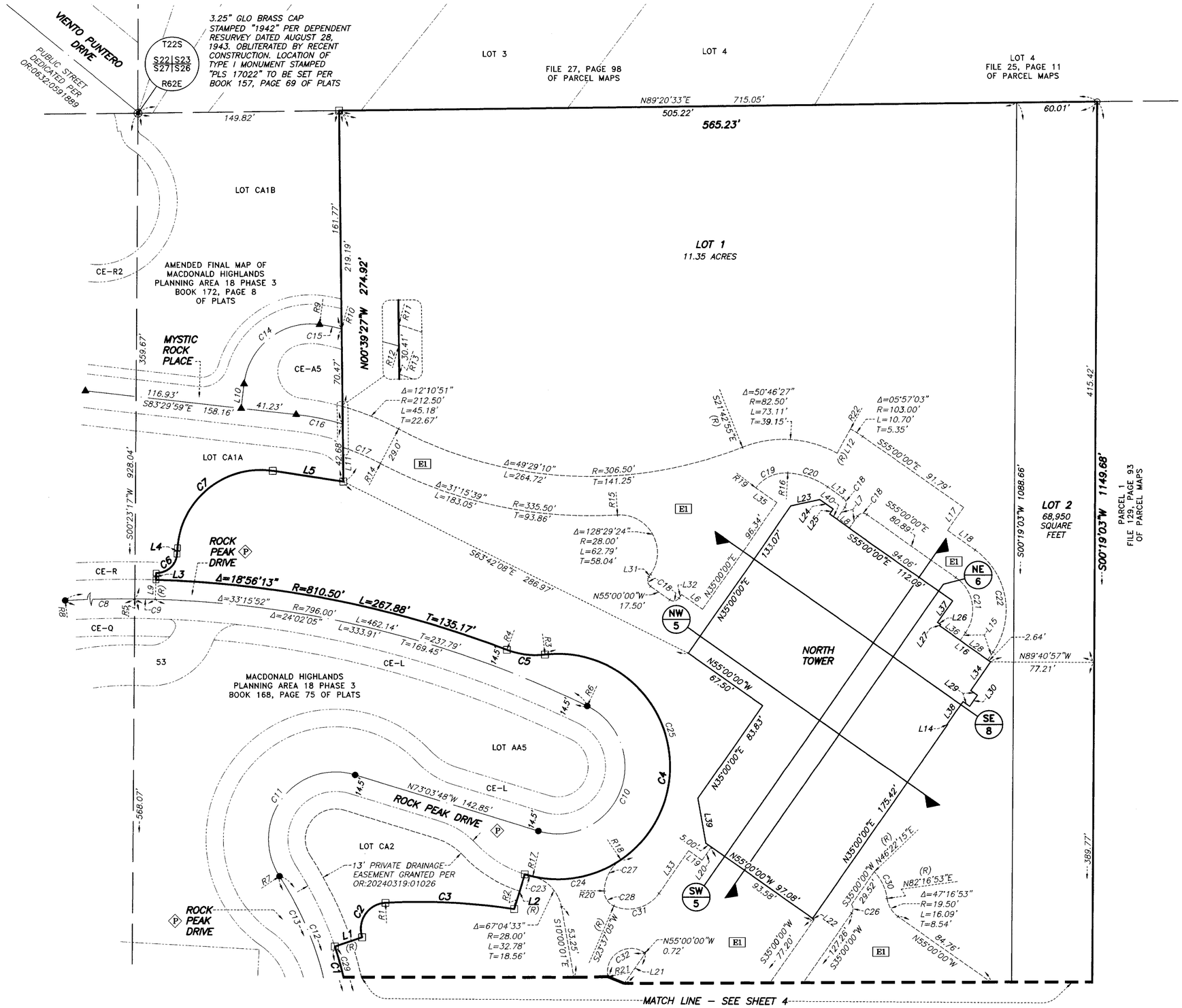
BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA



NOTE:

SEE SHEET 4 FOR LEGEND.

RADIAL	BEARING
R1	N03°07'22"W
R2	N08°39'05"E
R3	N06°40'01"W
R4	S20°43'08"W
R5	N00°40'27"E
R6	N25°48'59"E
R7	S56°45'21"W
R8	N07°26'53"W
R9	N07°37'59"E
R10	N15°18'14"E
R11	N15°35'24"E

RADIAL	BEARING
R12	N16°38'11"E
R13	N18°14'52"E
R14	N27°46'15"E
R15	N03°29'24"W
R16	N03°24'46"E
R17	N12°55'27"E
R18	N34°14'37"W
R19	N52°40'41"W
R20	N88°55'44"W
R21	S78°30'51"W
R22	N29°02'57"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	78°13'10"	260.50'	355.63'	211.78'
C2	105°24'11"	19.50'	35.87'	25.60'
C3	11°46'28"	468.00'	96.17'	48.26'
C4	203°49'41"	83.60'	297.40'	396.23'
C5	27°23'09"	60.50'	28.92'	14.74'
C6	87°41'18"	15.00'	22.96'	14.41'
C7	94°31'04"	62.00'	102.28'	67.09'
C8	08°07'20"	796.00'	112.84'	56.52'
C9	01°06'28"	796.00'	15.39'	7.69'
C10	171°07'13"	50.00'	149.33'	643.94'
C11	140°10'51"	50.00'	122.33'	138.05'
C12	107°29'41"	246.00'	461.53'	335.47'
C13	53°51'43"	246.00'	231.26'	124.97'
C14	91°08'26"	50.00'	79.54'	51.01'
C15	07°40'15"	125.00'	16.74'	8.38'
C16	10°08'10"	200.00'	35.38'	17.74'
C17	09°31'23"	183.50'	30.50'	15.28'
C18	90°00'00"	5.00'	7.85'	5.00'
C19	56°05'26"	28.00'	27.41'	14.92'
C20	31°35'14"	57.50'	31.70'	16.26'
C21	90°00'06"	29.50'	46.34'	29.50'
C22	90°00'06"	54.50'	85.61'	54.50'
C23	04°14'13"	83.60'	6.18'	3.09'
C24	47°10'04"	83.60'	68.82'	36.50'
C25	152°25'24"	83.60'	222.40'	340.66'
C26	71°26'49"	5.50'	6.86'	3.96'
C27	54°41'07"	28.50'	27.20'	14.74'
C28	67°27'11"	12.00'	14.13'	8.01'
C29	33°21'04"	260.50'	151.63'	78.03'
C30	35°54'38"	35.50'	22.25'	11.50'
C31	78°37'05"	27.50'	37.73'	22.52'
C32	136°29'09"	17.59'	41.90'	44.07'

LINE	BEARING	DISTANCE
L1	N71°28'27"E	21.50'
L2	N17°09'40"E	27.00'
L3	N01°46'54"E	5.00'
L4	N04°05'37"E	4.78'
L5	S81°23'19"E	53.12'
L6	N55°00'00"W	19.17'
L7	N35°00'00"E	10.65'
L8	N55°00'00"W	11.50'
L9	N01°46'54"E	14.50'
L10	S06°29'33"W	18.25'
L11	N00°39'27"W	25.32'
L12	S29°03'32"W	20.67'
L13	S55°00'00"E	14.36'
L14	S55°00'00"E	0.36'
L15	S35°00'00"W	6.92'
L16	S55°00'00"E	46.25'
L17	N35°00'00"E	20.67'
L18	N55°00'00"W	24.98'
L19	N55°00'00"W	12.33'
L20	N35°00'00"E	11.86'

LINE	BEARING	DISTANCE
L21	N35°00'00"E	27.34'
L22	N55°00'00"W	1.50'
L23	N77°40'40"E	22.01'
L24	S55°00'00"E	12.25'
L25	S35°00'00"W	4.56'
L26	S55°00'00"E	2.71'
L27	S35°00'00"W	1.14'
L28	S55°00'00"E	25.00'
L29	S55°00'00"E	6.03'
L30	S35°00'00"W	10.00'
L31	S35°00'00"W	2.37'
L32	N35°00'00"E	3.33'
L33	N35°00'00"E	38.62'
L34	S35°00'00"W	25.83'
L35	S55°00'00"E	19.15'
L36	S55°00'00"E	18.61'
L37	S35°00'00"W	19.64'
L38	S35°00'00"W	20.50'
L39	N10°00'00"W	33.94'
L40	S55°00'00"E	6.53'

0 20 40 80

(IN FEET)
1 INCH = 40 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

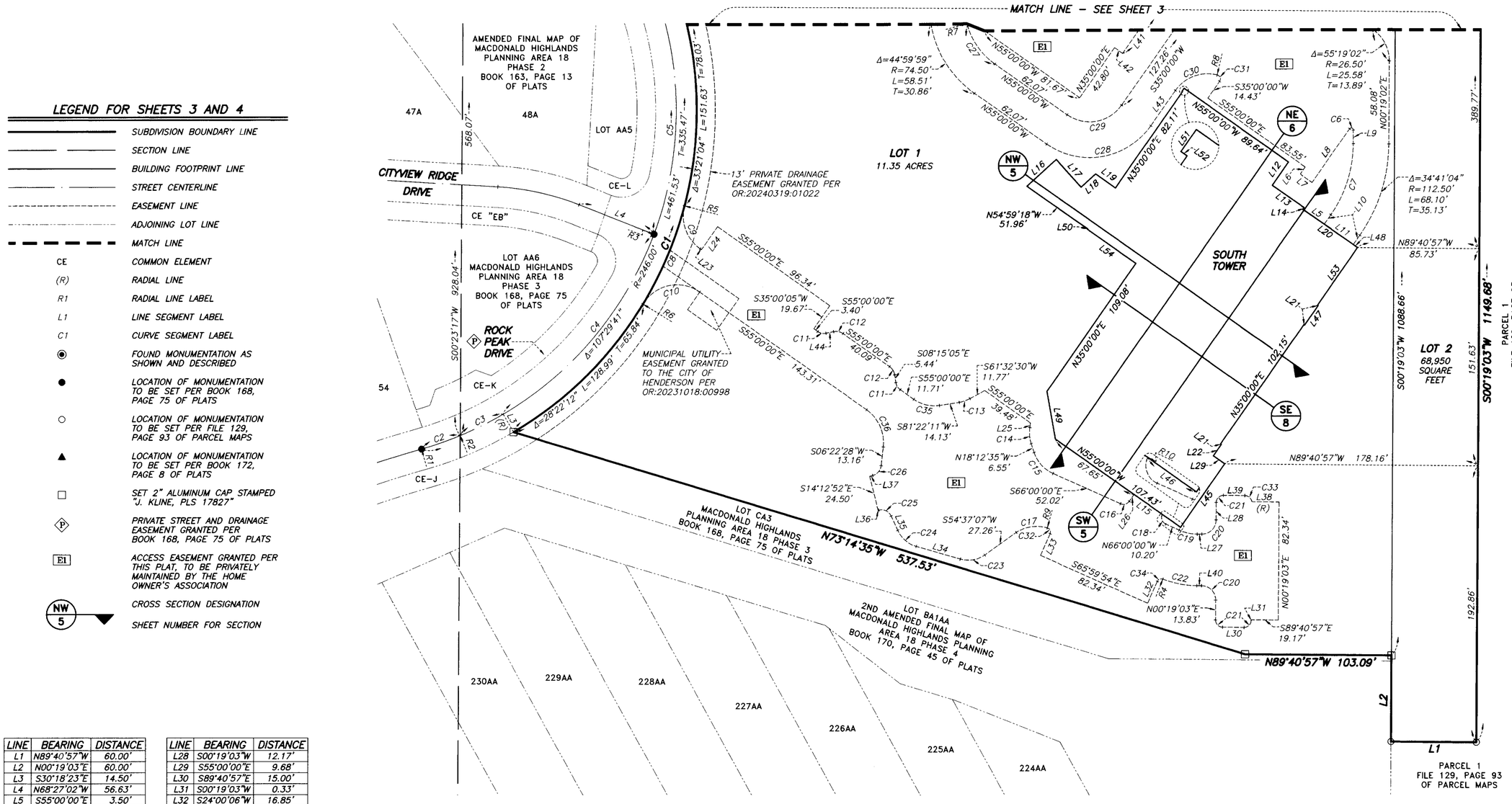
WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA



LEGEND FOR SHEETS 3 AND 4

	SUBDIVISION BOUNDARY LINE
	SECTION LINE
	BUILDING FOOTPRINT LINE
	STREET CENTERLINE
	EASEMENT LINE
	ADJOINING LOT LINE
	MATCH LINE
CE	COMMON ELEMENT
(R)	RADIAL LINE
R1	RADIAL LINE LABEL
L1	LINE SEGMENT LABEL
C1	CURVE SEGMENT LABEL
◉	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
●	LOCATION OF MONUMENTATION TO BE SET PER BOOK 168, PAGE 75 OF PLATS
○	LOCATION OF MONUMENTATION TO BE SET PER FILE 129, PAGE 93 OF PARCEL MAPS
▲	LOCATION OF MONUMENTATION TO BE SET PER BOOK 172, PAGE 8 OF PLATS
□	SET 2" ALUMINUM CAP STAMPED "J. KLINE, PLS 17827"
Ⓟ	PRIVATE STREET AND DRAINAGE EASEMENT GRANTED PER BOOK 168, PAGE 75 OF PLATS
E1	ACCESS EASEMENT GRANTED PER THIS PLAT, TO BE PRIVATELY MAINTAINED BY THE HOME OWNER'S ASSOCIATION
NW 5	CROSS SECTION DESIGNATION
	SHEET NUMBER FOR SECTION

LINE	BEARING	DISTANCE
L1	N89°40'57"W	60.00'
L2	N00°19'03"E	60.00'
L3	S30°18'23"E	14.50'
L4	N68°27'02"W	56.63'
L5	S55°00'00"E	3.50'
L6	S35°00'00"W	6.00'
L7	S55°00'00"E	10.12'
L8	N35°00'00"E	45.81'
L9	S00°19'02"W	3.21'
L10	N35°00'06"E	8.08'
L11	S55°00'00"E	25.00'
L12	N35°00'42"E	19.74'
L13	N55°08'36"W	27.36'
L14	N35°00'00"E	1.50'
L15	N55°00'00"W	24.07'
L16	N48°00'00"E	27.72'
L17	N42°00'00"W	26.00'
L18	N48°00'00"E	13.87'
L19	N55°00'00"W	17.02'
L20	N55°00'00"W	46.61'
L21	N55°00'00"W	0.59'
L22	N35°00'00"E	9.66'
L23	S54°59'55"E	1.12'
L24	N35°00'05"E	19.67'
L25	N08°27'42"E	3.16'
L26	N35°00'05"E	5.78'
L27	N89°40'57"W	3.33'

LINE	BEARING	DISTANCE
L28	S00°19'03"W	12.17'
L29	S55°00'00"E	9.68'
L30	S89°40'57"E	15.00'
L31	S00°19'03"W	0.33'
L32	S24°00'06"W	16.85'
L33	N24°00'06"E	16.47'
L34	N74°12'21"W	32.25'
L35	N24°30'50"W	10.94'
L36	S75°46'37"W	0.50'
L37	N75°47'08"E	2.25'
L38	S89°40'57"E	19.22'
L39	N89°40'57"W	15.00'
L40	N89°40'57"W	3.33'
L41	S35°00'00"W	77.20'
L42	N55°00'00"W	7.00'
L43	N35°00'00"E	30.00'
L44	N78°15'05"E	5.44'
L45	N35°00'00"E	54.28'
L46	N55°00'00"W	15.71'
L47	N35°00'00"E	16.52'
L48	S55°00'00"E	3.50'
L49	S10°00'00"E	33.84'
L50	N34°59'57"E	0.29'
L51	S35°00'00"W	2.63'
L52	S55°00'00"E	0.45'
L53	N35°00'00"E	48.96'
L54	N55°00'00"W	41.83'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	78°13'10"	260.50'	355.63'	211.78'
C2	06°42'45"	246.00'	28.82'	14.43'
C3	07°50'40"	246.00'	33.68'	16.87'
C4	39°04'33"	246.00'	167.77'	87.30'
C5	53°51'43"	246.00'	231.26'	124.97'
C6	145°19'02"	1.50'	3.80'	4.80'
C7	34°41'04"	87.50'	52.97'	27.32'
C8	16°29'54"	260.50'	75.01'	37.77'
C9	69°49'31"	28.00'	34.12'	19.54'
C10	93°40'35"	28.00'	45.78'	29.86'
C11	46°44'55"	7.50'	6.12'	3.24'
C12	46°44'55"	8.50'	6.94'	3.67'
C13	18°31'12"	24.50'	7.92'	3.99'
C14	26°40'17"	24.50'	11.40'	5.81'
C15	47°47'25"	24.50'	20.44'	10.85'
C16	78°59'55"	5.00'	6.89'	4.12'
C17	47°30'26"	27.50'	22.80'	12.10'
C18	91°30'07"	5.00'	7.99'	5.13'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C19	23°40'57"	32.00'	13.23'	6.71'
C20	90°00'00"	10.00'	15.71'	10.00'
C21	90°00'00"	5.00'	7.85'	5.00'
C22	20°43'25"	68.00'	24.60'	12.43'
C23	49°56'36"	20.50'	17.87'	9.55'
C24	49°41'31"	20.50'	17.78'	9.49'
C25	79°42'33"	7.50'	10.43'	6.26'
C26	69°24'40"	8.00'	9.69'	5.54'
C27	40°25'38"	49.50'	34.93'	18.23'
C28	90°00'00"	52.50'	82.47'	52.50'
C29	90°00'00"	27.50'	43.20'	27.50'
C30	68°28'54"	28.00'	33.47'	19.06'
C31	111°31'06"	3.00'	5.84'	4.41'
C32	98°28'28"	3.00'	5.16'	3.48'
C33	82°17'57"	5.00'	7.18'	4.37'
C34	87°02'22"	3.00'	4.56'	2.85'
C35	43°37'49"	25.00'	19.04'	10.01'
C36	61°22'28"	28.00'	29.99'	16.62'

RADIAL	BEARING
R1	S15°44'58"E
R2	S22°27'43"E
R3	S69°22'56"E
R4	S21°02'28"W
R5	N75°10'29"W
R6	N58°40'35"W
R7	S75°25'38"W
R8	N13°28'54"E
R9	N15°31'38"E
R10	N64°29'53"W

0 20 40 80

(IN FEET)
1 INCH = 40 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA – JASON G. KLINE Exp. 6/30/25 NO. 17827

5-22-24

WWD-21181

FINAL MAP OF

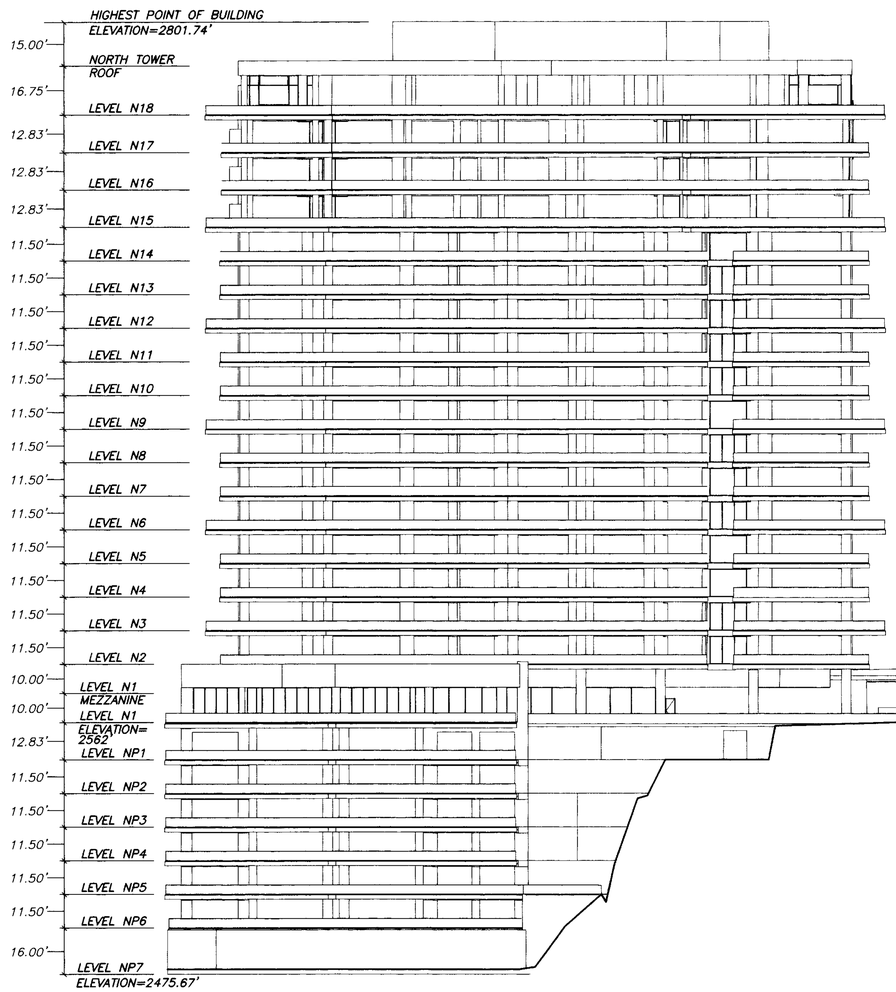
PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 72 FOR PROJECT NOTES.

NORTHWEST ELEVATIONS





LEGEND

EXTERIOR BUILDING LIMITS

BENCHMARK

CITY OF HENDERSON BENCHMARK NUMBER: 643

2" ALUMINUM CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HORIZON RIDGE PARKWAY AND CIELIO ABIERTO WAY

ELEVATION = 2075.60 FEET, 632.643 METERS
N.A.V.D. 88 DATUM

PER THE CITY OF HENDERSON VERTICAL CONTROL (REVISED 2004)

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

SHEET 5 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 72 FOR PROJECT NOTES.

NORTHEAST ELEVATIONS



LEGEND

EXTERIOR BUILDING LIMITS

BENCHMARK

CITY OF HENDERSON BENCHMARK NUMBER: 643

2" ALUMINUM CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HORIZON RIDGE PARKWAY AND CIELIO ABIERTO WAY

ELEVATION = 2075.60 FEET, 632.643 METERS
N.A.V.D. 88 DATUM

PER THE CITY OF HENDERSON VERTICAL CONTROL (REVISED 2004)

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

WWD-21181

FINAL MAP OF

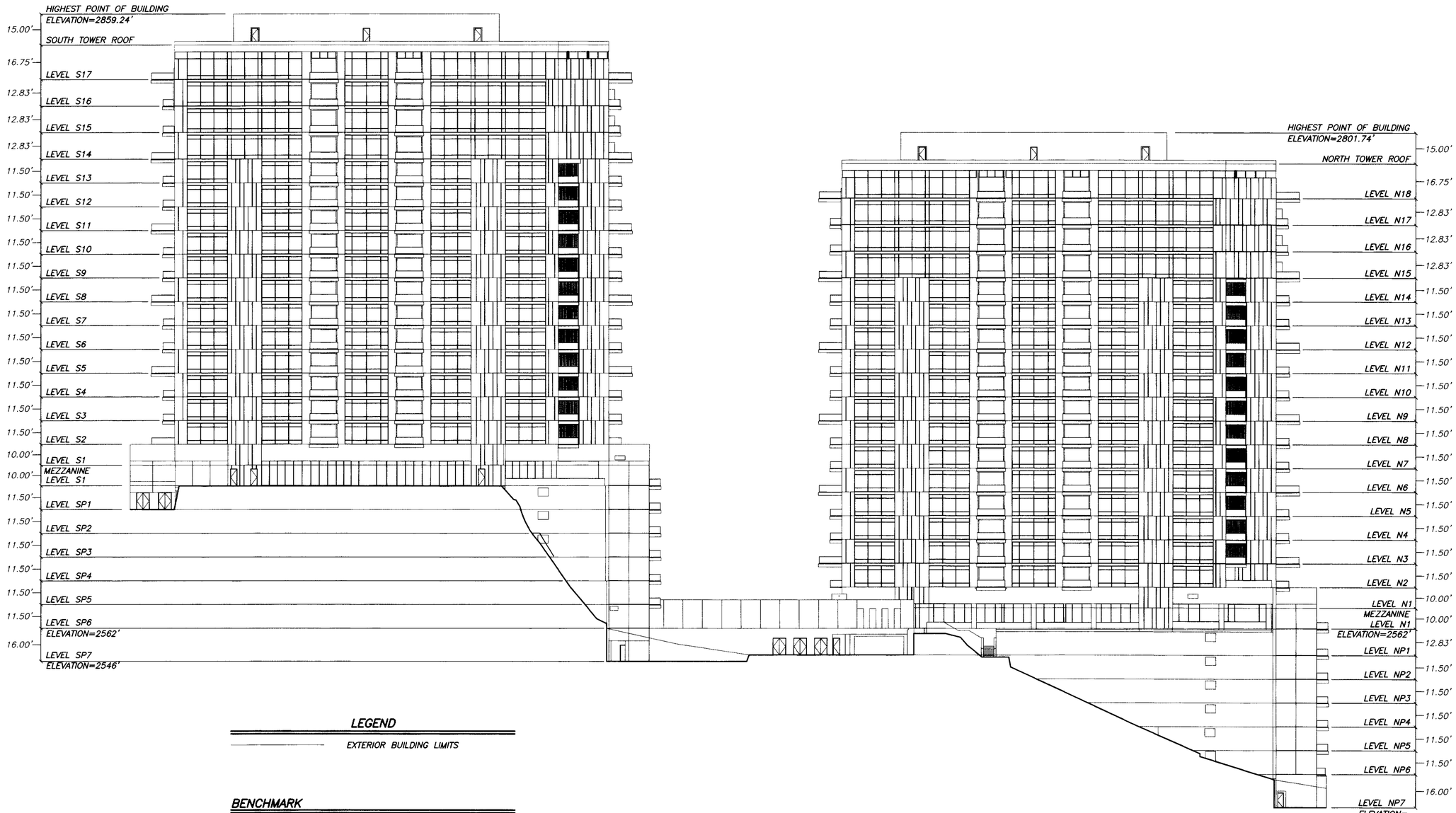
PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

SOUTHWEST ELEVATIONS



LEGEND

EXTERIOR BUILDING LIMITS

BENCHMARK

CITY OF HENDERSON BENCHMARK NUMBER: 643

2" ALUMINUM CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HORIZON RIDGE PARKWAY AND CIELIO ABIERTO WAY

ELEVATION = 2075.60 FEET, 632.643 METERS
N.A.V.D. 88 DATUM

PER THE CITY OF HENDERSON VERTICAL CONTROL
(REVISED 2004)

PROFESSIONAL LAND SURVEYOR
JASON G. KLINE
Exp. 6/30/25
NO. 17827
STATE OF NEVADA

5-22-24

WWD-21181

FINAL MAP OF

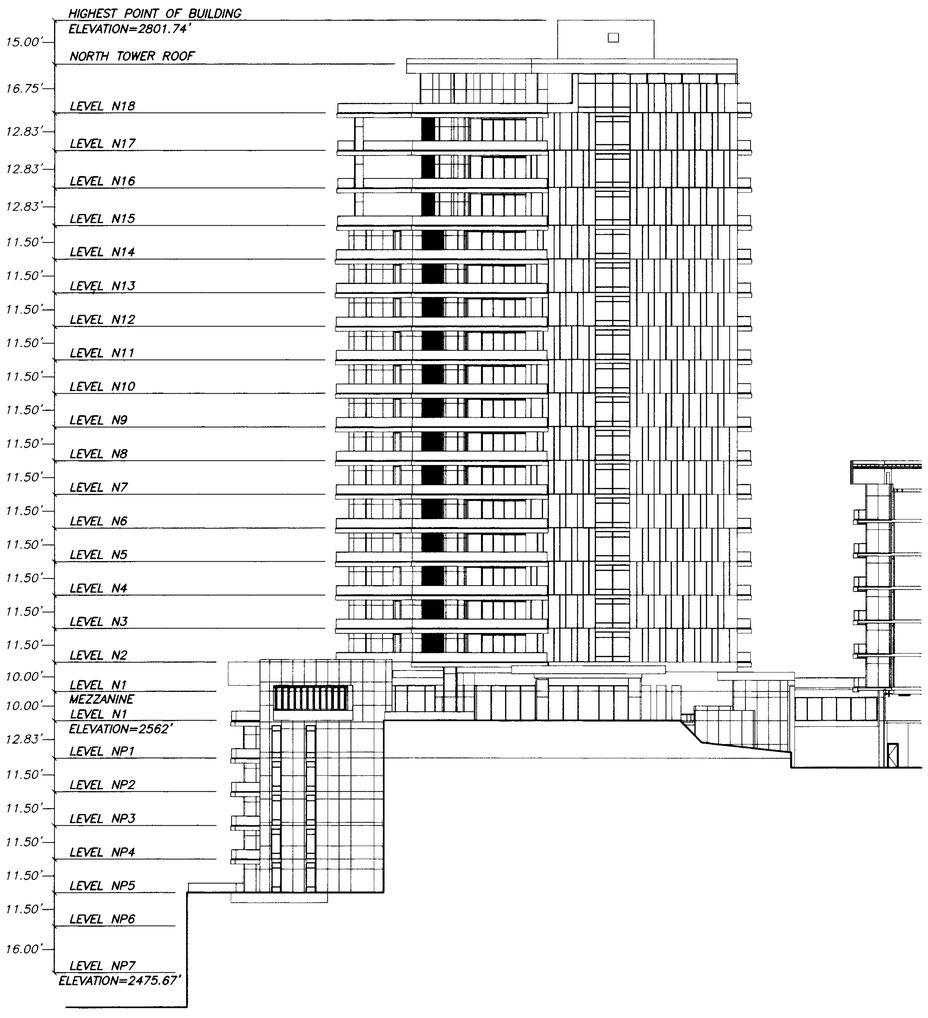
PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

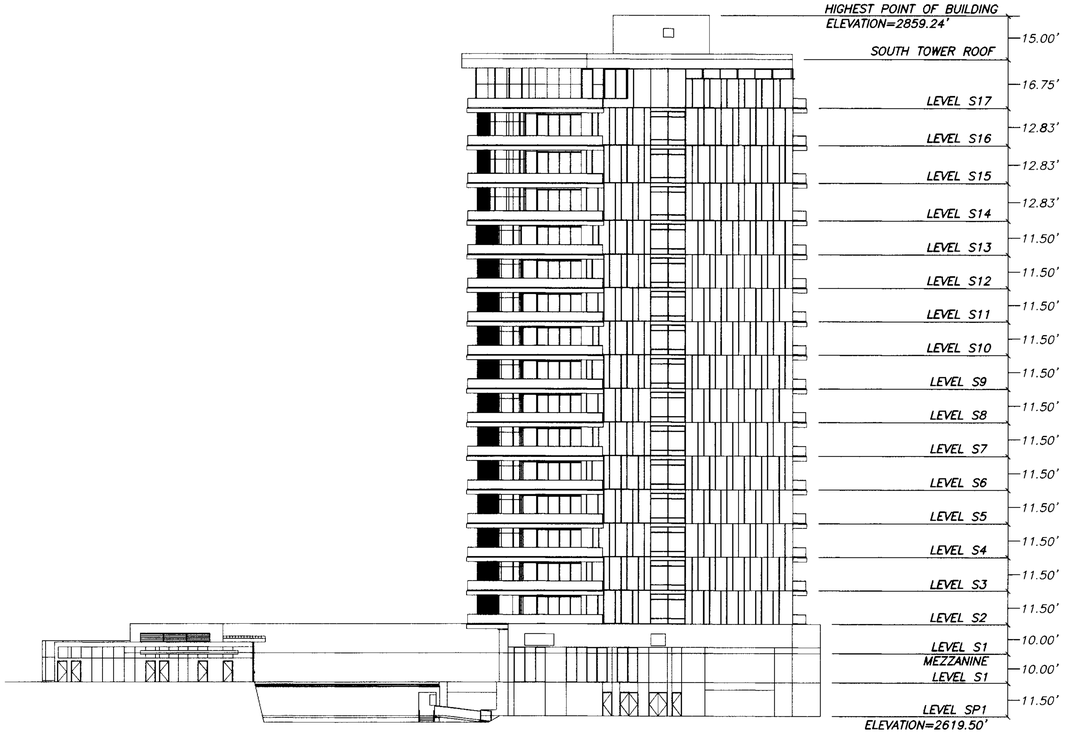
A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

SOUTHEAST ELEVATIONS





LEGEND

EXTERIOR BUILDING LIMITS

BENCHMARK

CITY OF HENDERSON BENCHMARK NUMBER: 643

2" ALUMINUM CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HORIZON RIDGE PARKWAY AND CIELIO ABIERTO WAY

ELEVATION = 2075.60 FEET, 632.643 METERS
N.A.V.D. 88 DATUM

PER THE CITY OF HENDERSON VERTICAL CONTROL
(REVISED 2004)

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

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SHEET 8 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

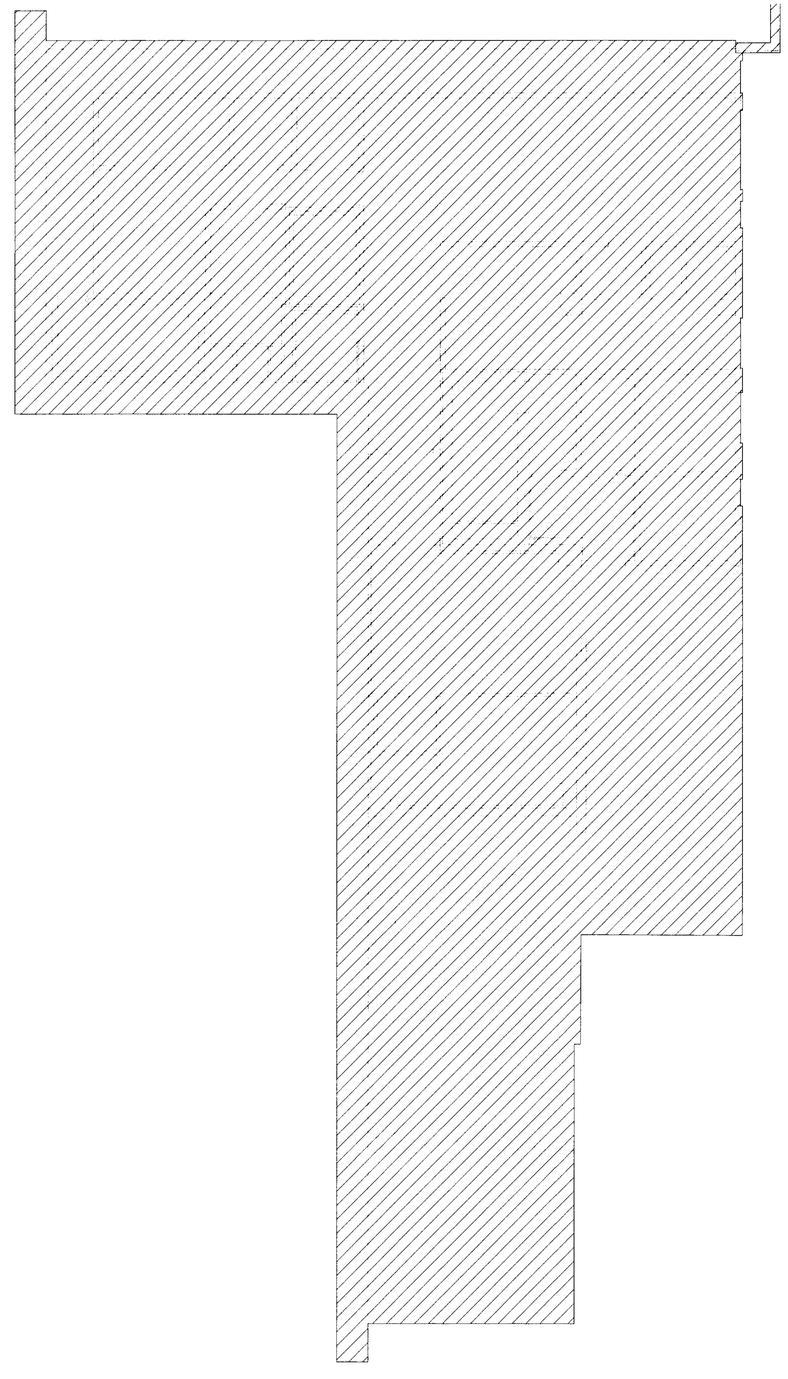
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

NORTH TOWER FLOOR PLAN – NP7 (NO UNITS ON THIS FLOOR)

LEGEND

COMMON ELEMENT 'A'



0 5 10 20

(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO 17827

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

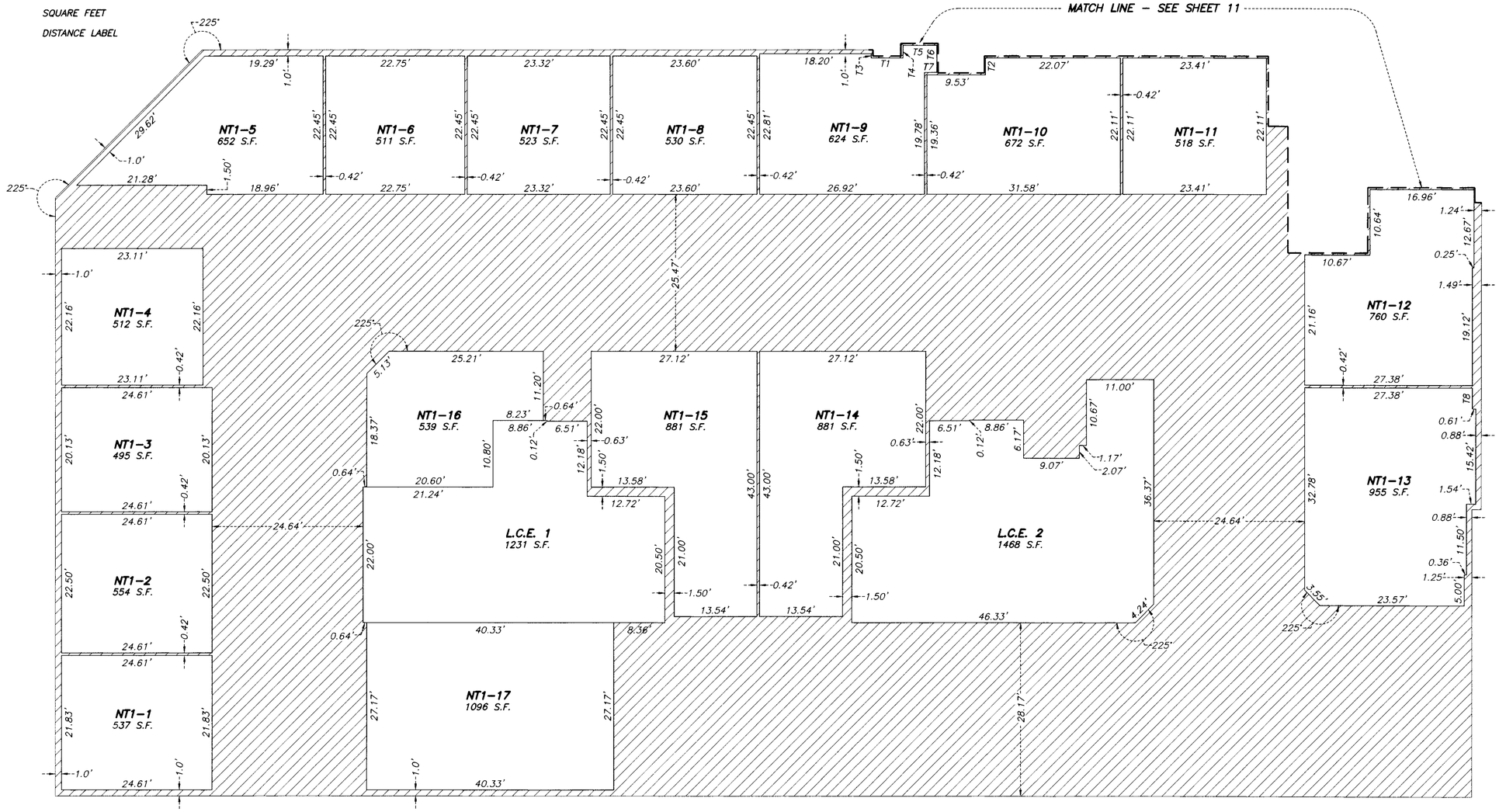
NOTE: SEE SHEET 72
FOR PROJECT NOTES.

NORTH TOWER FLOOR PLAN – NP6 GARAGES

TAG	DISTANCE
T1	5.19'
T2	2.75'
T3	0.70'
T4	2.05'
T5	5.56'
T6	4.39'
T7	2.03'
T8	3.38'

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — — —	MATCH LINE
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
NT1–1	GARAGE DESIGNATION
S.F.	SQUARE FEET
T1	DISTANCE LABEL



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO 17827
5-22-24

WWD–21181

BOOK 173, PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

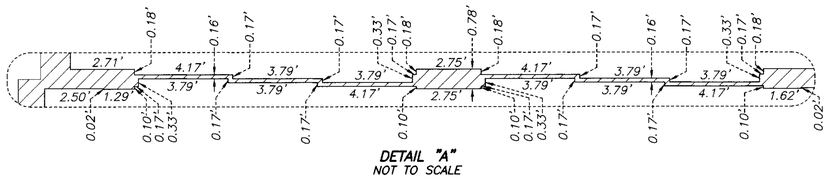
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

NORTH TOWER FLOOR PLAN – NP6 UNITS

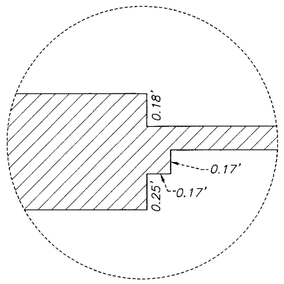
LEGEND

———	UNIT OR L.C.E. LIMITS
— — — — —	MATCH LINE
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



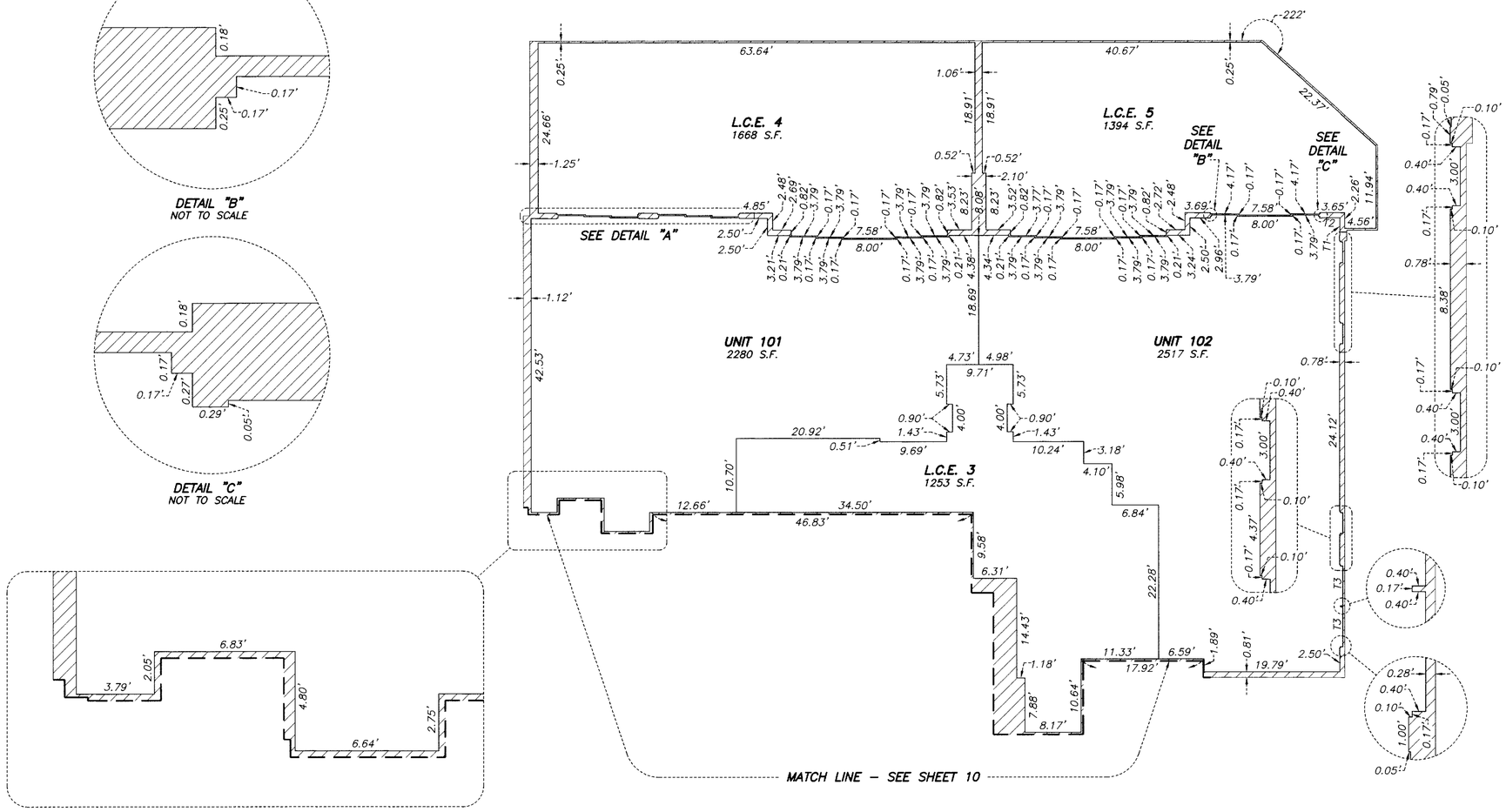
DETAIL "A"
NOT TO SCALE

TAG	DISTANCE
T1	2.53'
T2	2.63'
T3	5.75'



DETAIL "B"
NOT TO SCALE

DETAIL "C"
NOT TO SCALE



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · JASON G. KLINE · Exp. 6/30/25 · NO. 17827

5-22-24

WWD–21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

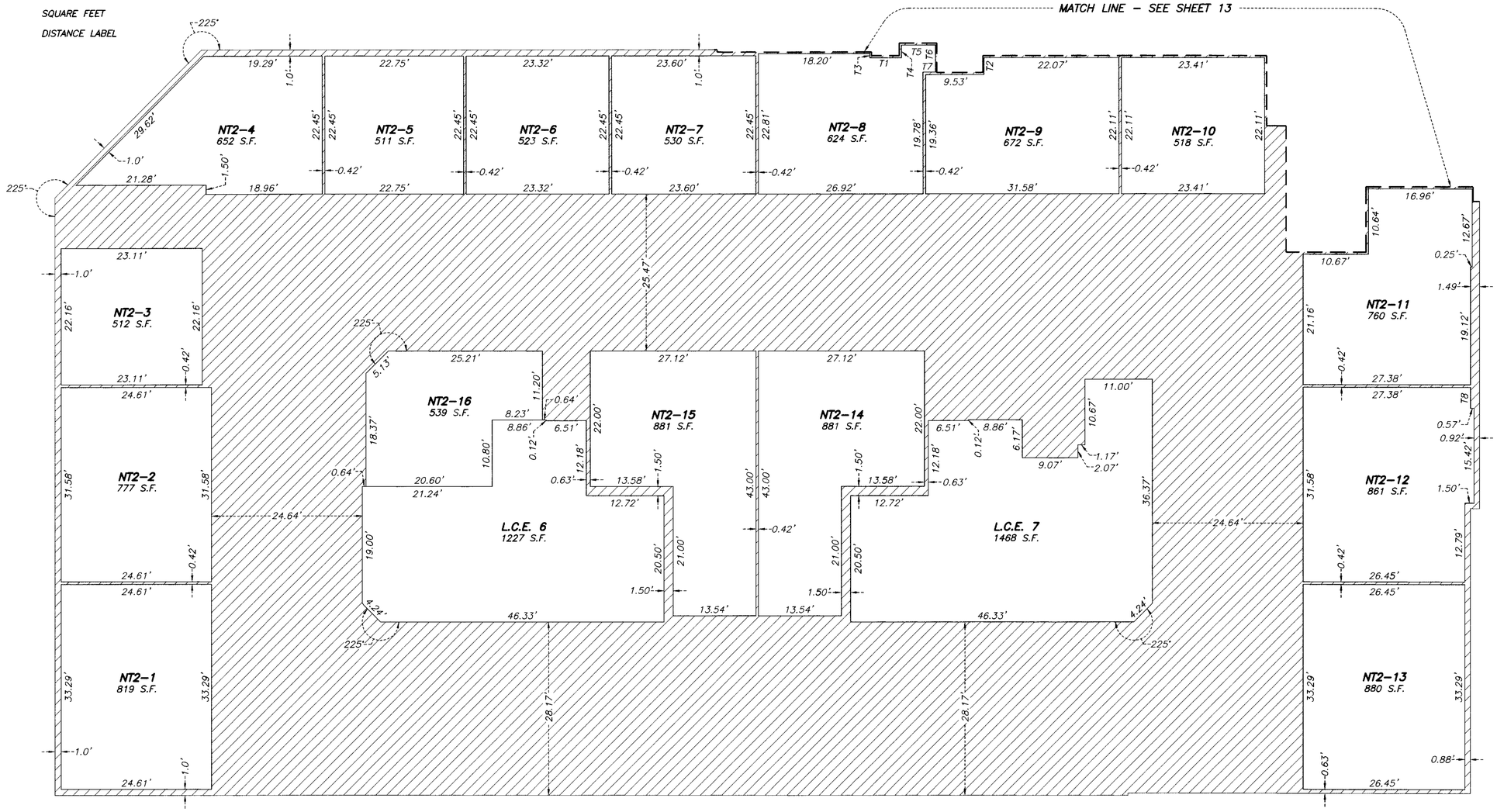
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

NORTH TOWER FLOOR PLAN – NP5 GARAGES

LEGEND	
———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
NT1–1	GARAGE DESIGNATION
S.F.	SQUARE FEET
T1	DISTANCE LABEL

TAG	DISTANCE
T1	5.19'
T2	2.75'
T3	0.70'
T4	2.05'
T5	5.56'
T6	4.39'
T7	2.03'
T8	3.38'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

WWD–21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

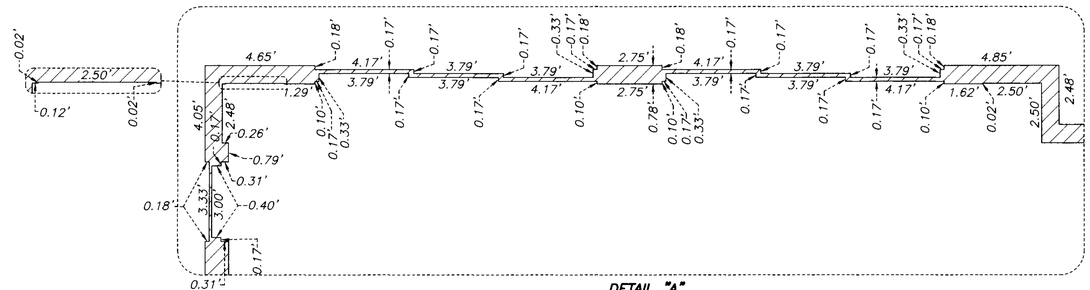
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

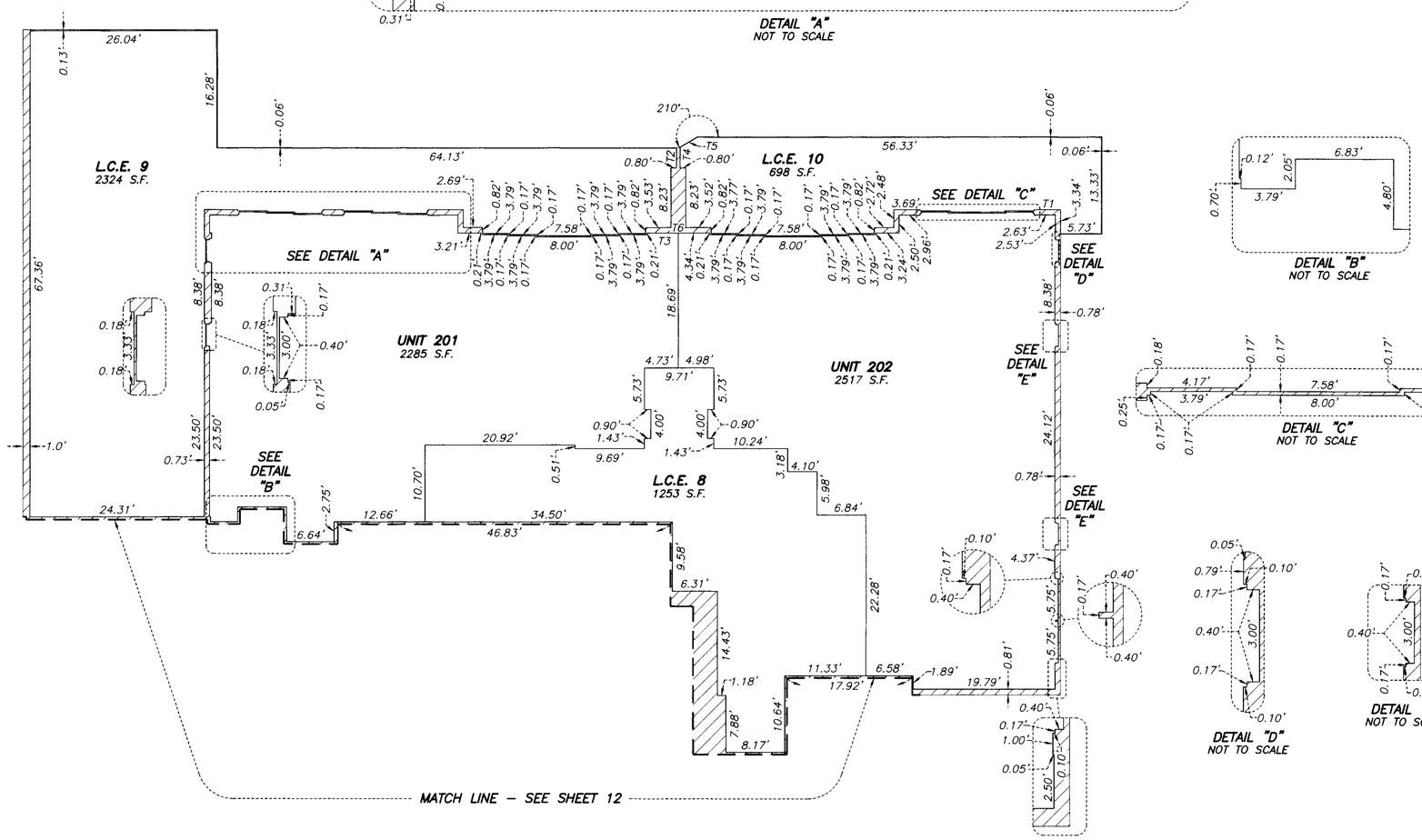
NORTH TOWER FLOOR PLAN – NP5 UNITS

LEGEND

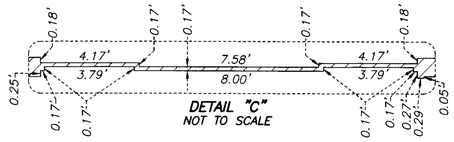
———	UNIT OR L.C.E. LIMITS
— — — — —	MATCH LINE
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



DETAIL "A"
NOT TO SCALE

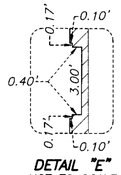


DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

DETAIL "D"
NOT TO SCALE



DETAIL "E"
NOT TO SCALE

TAG	DISTANCE
T1	3.65'
T2	2.74'
T3	4.38'
T4	2.84'
T5	2.79'
T6	8.72'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
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Exp. 6/30/25
NO 17827

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

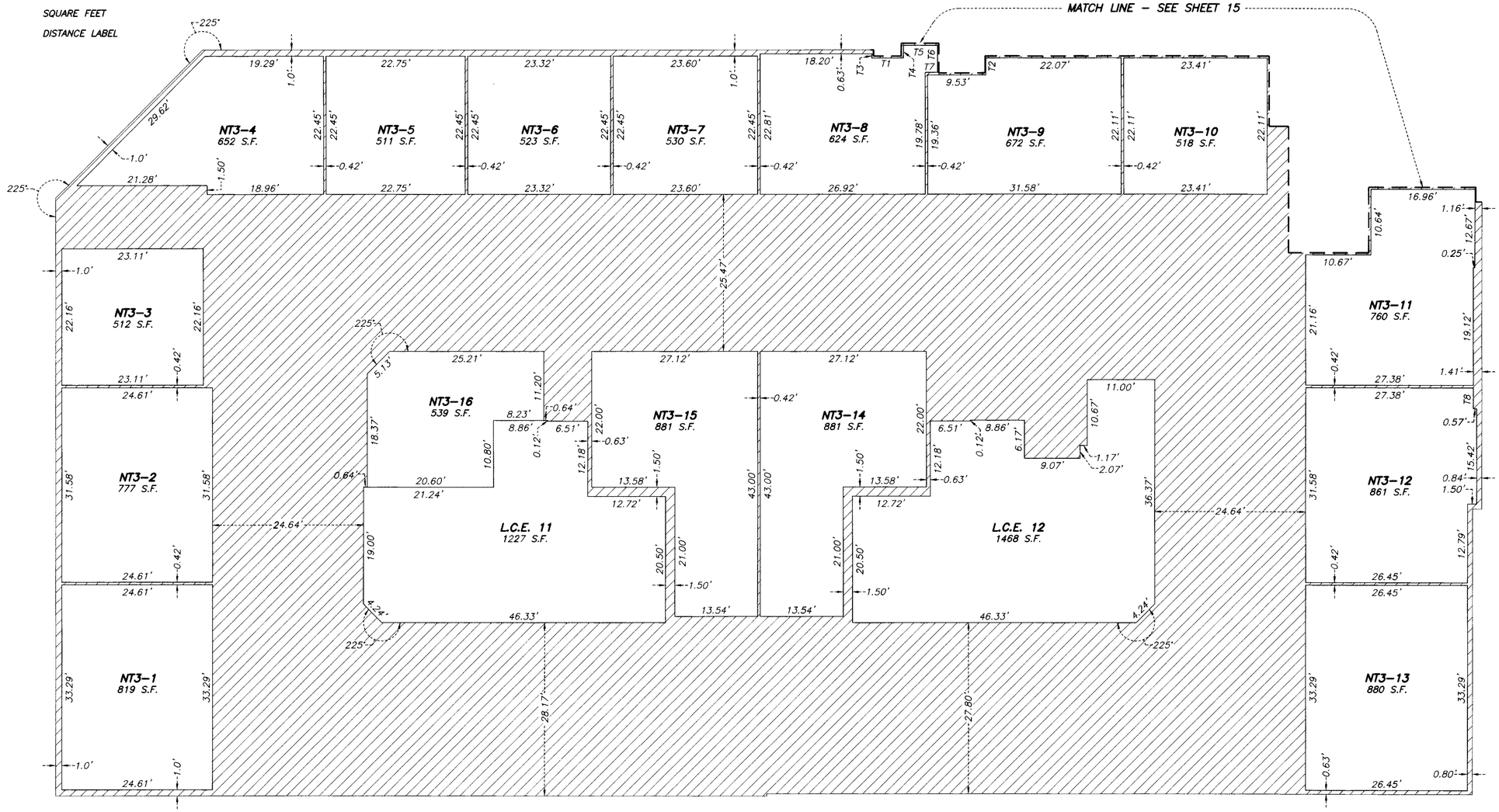
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

NORTH TOWER FLOOR PLAN – NP4 GARAGES

LEGEND	
	UNIT OR L.C.E. LIMITS
	MATCH LINE
	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
NT1–1	GARAGE DESIGNATION
S.F.	SQUARE FEET
T1	DISTANCE LABEL

TAG	DISTANCE
T1	5.19'
T2	2.75'
T3	0.70'
T4	2.05'
T5	5.56'
T6	4.39'
T7	2.03'
T8	3.38'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

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5-22-24

WWD–21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

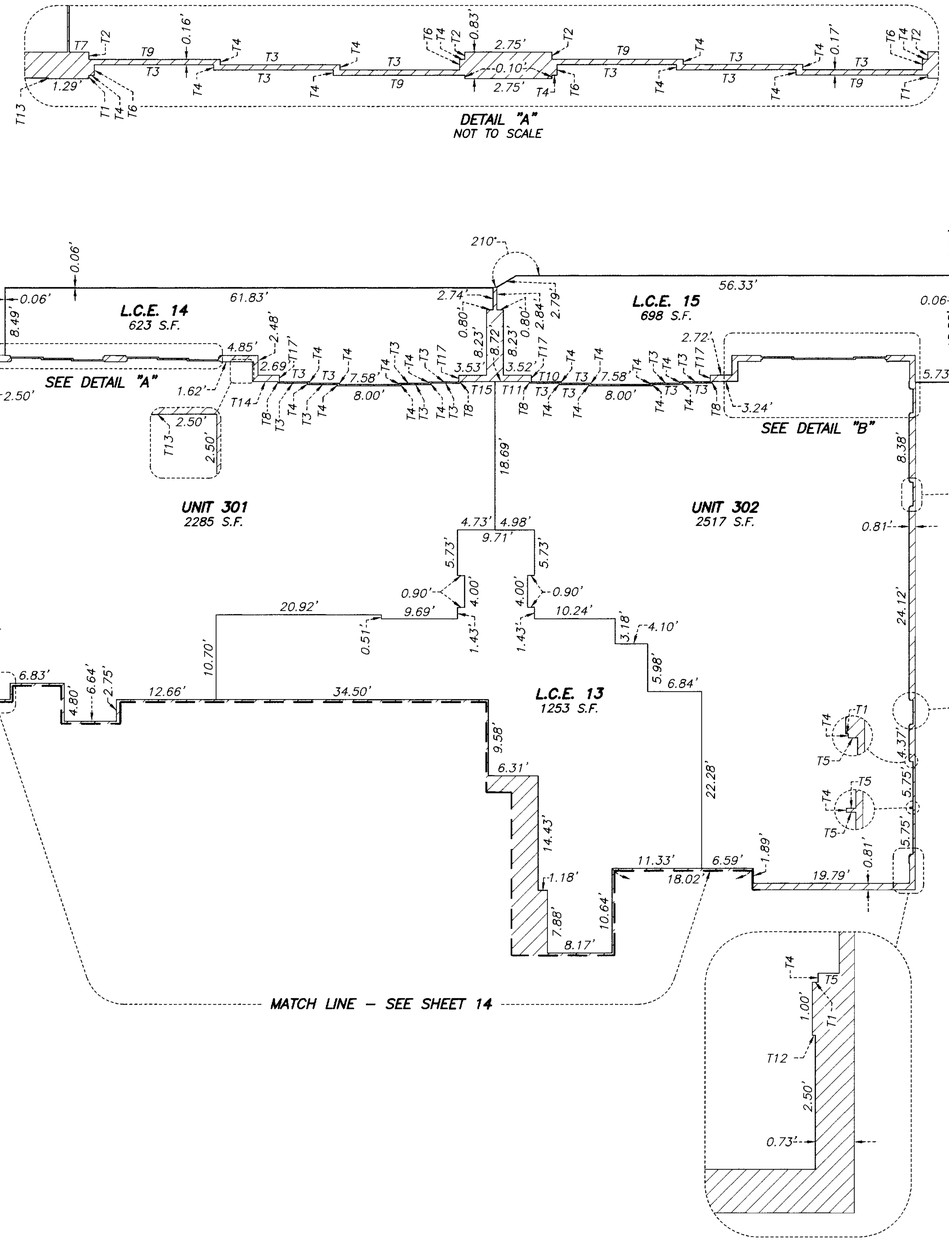
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

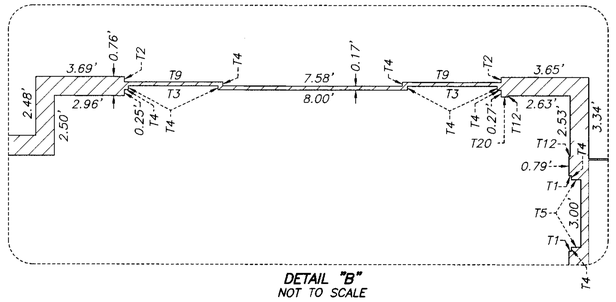
NORTH TOWER FLOOR PLAN – NP4 UNITS

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

TAG	DISTANCE
T1	0.10'
T2	0.18'
T3	3.79'
T4	0.17'
T5	0.40'
T6	0.33'
T7	0.62'
T8	0.21'
T9	4.17'
T10	3.77'
T11	4.34'
T12	0.05'
T13	0.02'
T14	3.21'
T15	4.38'
T16	0.31'
T17	0.82'
T18	0.12'
T19	0.26'
T20	0.29'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
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Exp. 6/30/25
NO. 17827
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SHEET 15 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

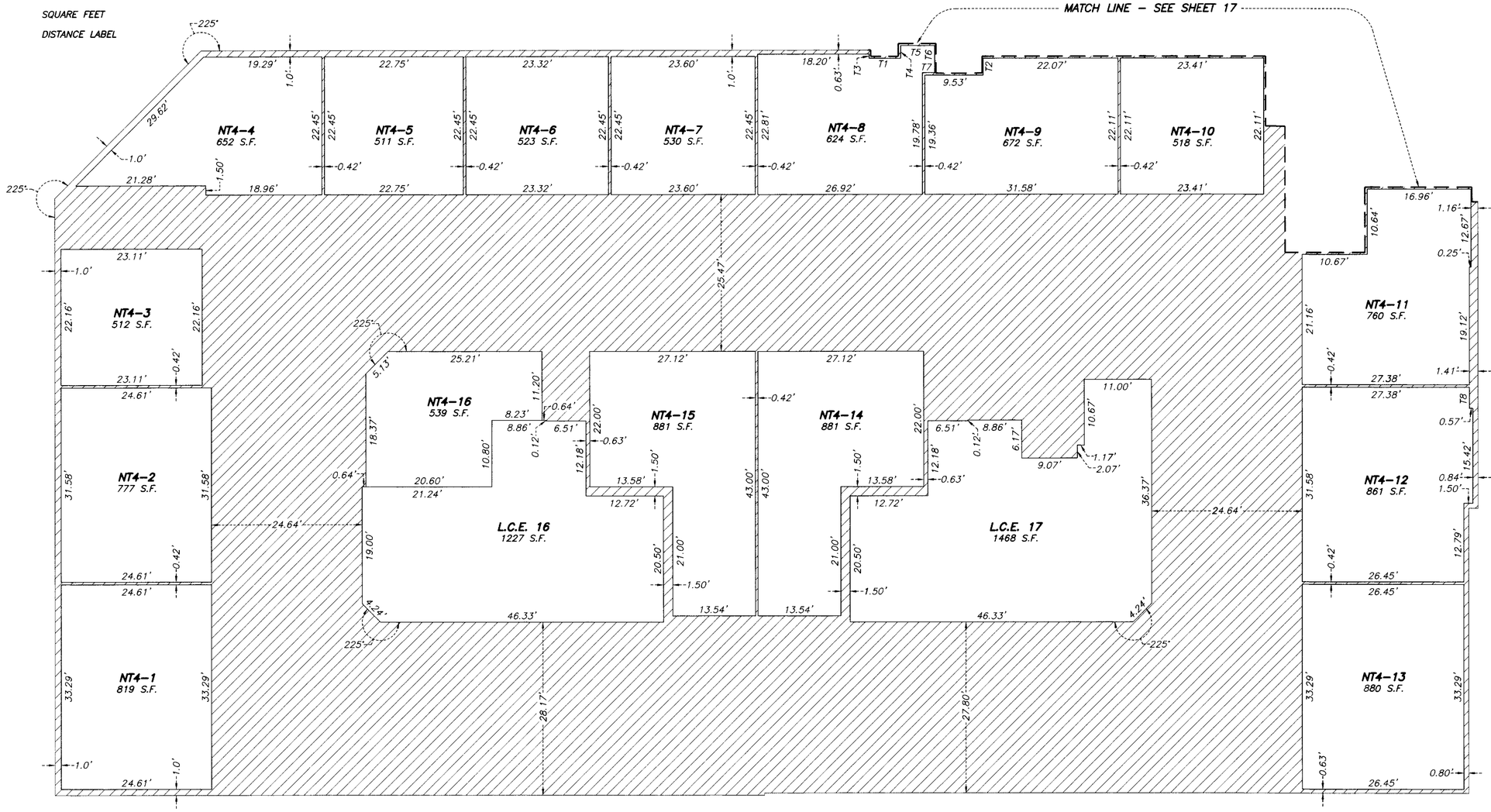
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

NORTH TOWER FLOOR PLAN – NP3 GARAGES

LEGEND	
———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
NT1–1	GARAGE DESIGNATION
S.F.	SQUARE FEET
T1	DISTANCE LABEL

TAG	DISTANCE
T1	5.19'
T2	2.75'
T3	0.70'
T4	2.05'
T5	5.56'
T6	4.39'
T7	2.03'
T8	3.38'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

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FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

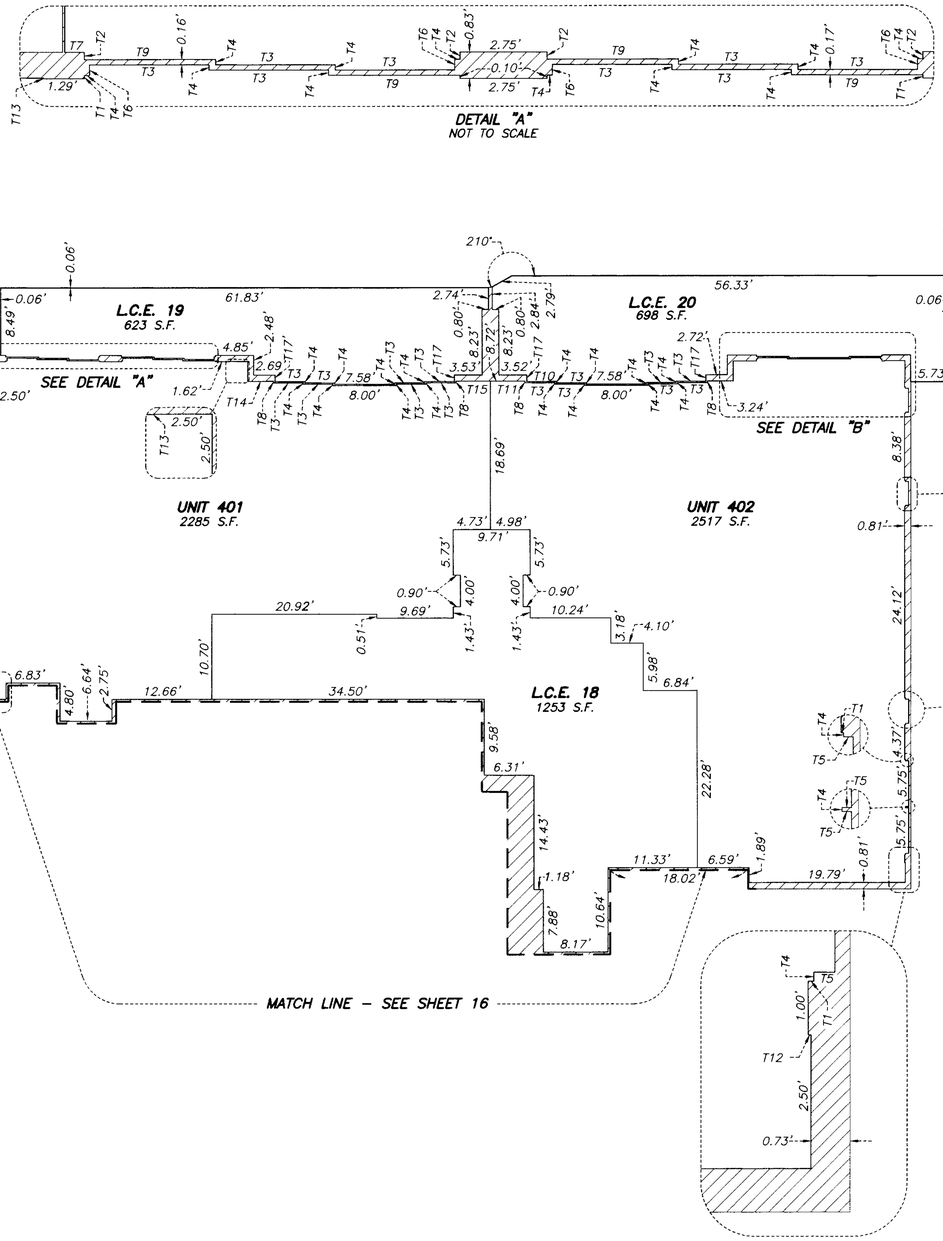
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

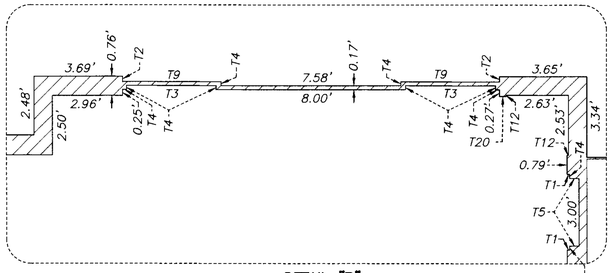
NORTH TOWER FLOOR PLAN – NP3 UNITS

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



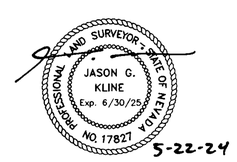
DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

TAG	DISTANCE
T1	0.10'
T2	0.18'
T3	3.79'
T4	0.17'
T5	0.40'
T6	0.33'
T7	0.62'
T8	0.21'
T9	4.17'
T10	3.77'
T11	4.34'
T12	0.05'
T13	0.02'
T14	3.21'
T15	4.38'
T16	0.31'
T17	0.82'
T18	0.12'
T19	0.26'
T20	0.29'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.



5-22-24

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BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

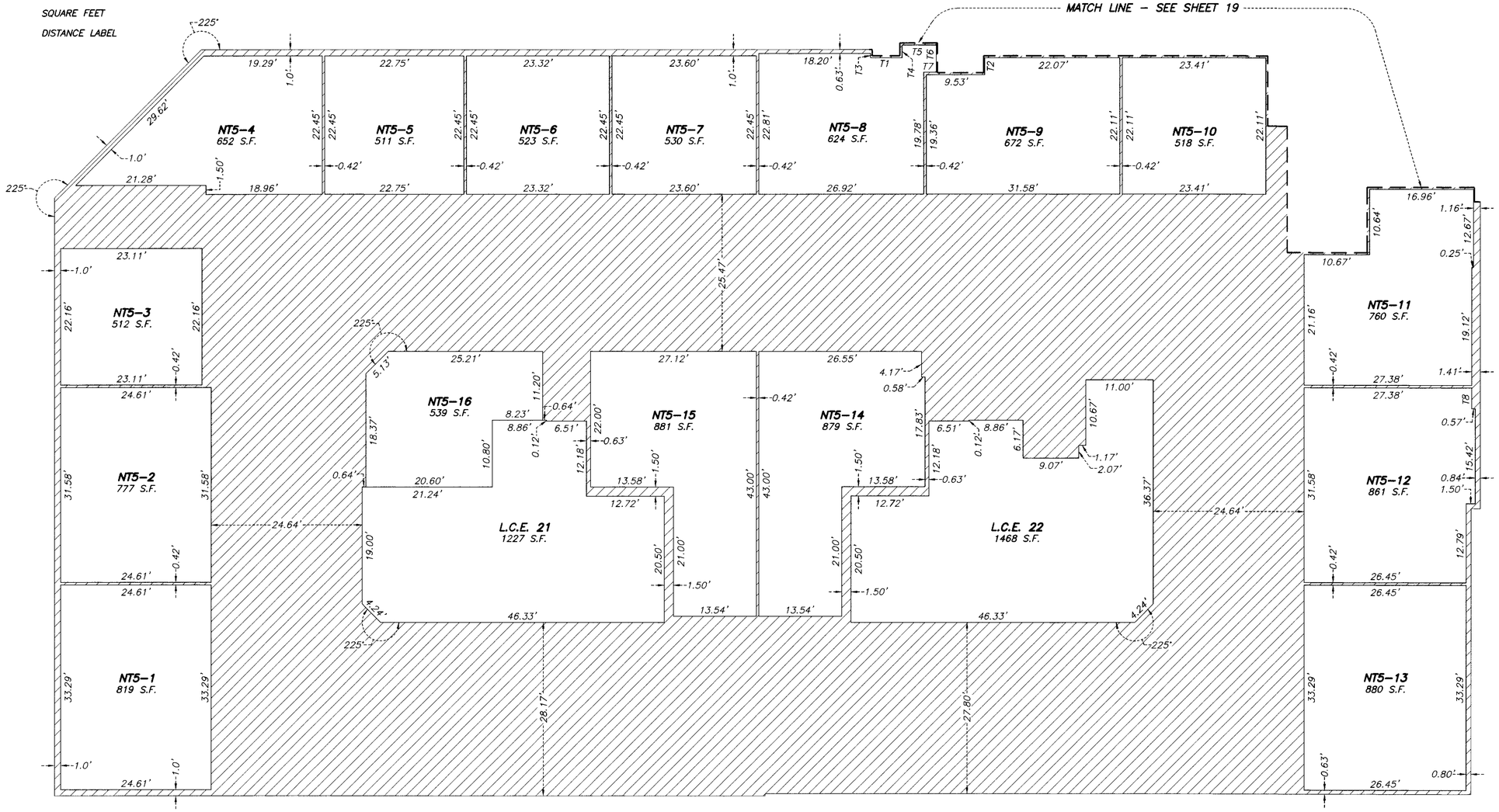
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

NORTH TOWER FLOOR PLAN – NP2 GARAGES

LEGEND	
———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
NT1–1	GARAGE DESIGNATION
S.F.	SQUARE FEET
T1	DISTANCE LABEL

TAG	DISTANCE
T1	5.19'
T2	2.75'
T3	0.70'
T4	2.05'
T5	5.56'
T6	4.39'
T7	2.03'
T8	3.38'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
Exp. 6/30/25
NO. 17827
5-22-24

WWD–21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

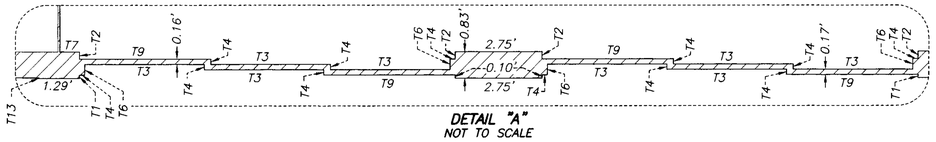
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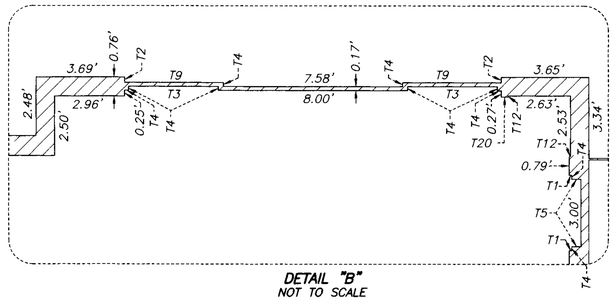
NOTE: SEE SHEET 72 FOR PROJECT NOTES.

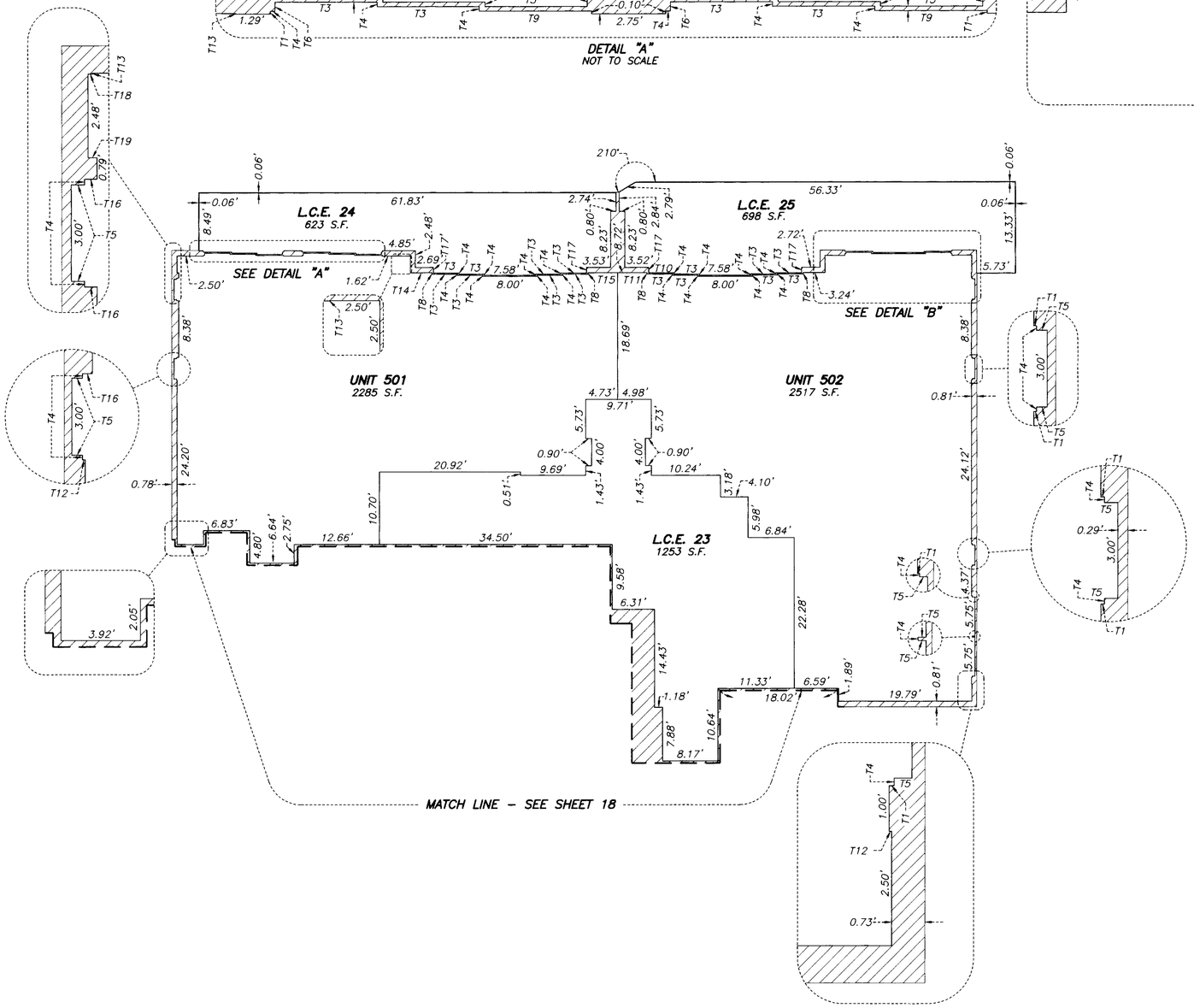
NORTH TOWER FLOOR PLAN – NP2 UNITS

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — — —	MATCH LINE
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL







TAG	DISTANCE
T1	0.10'
T2	0.18'
T3	3.79'
T4	0.17'
T5	0.40'
T6	0.33'
T7	0.62'
T8	0.21'
T9	4.17'
T10	3.77'
T11	4.34'
T12	0.05'
T13	0.02'
T14	3.21'
T15	4.38'
T16	0.31'
T17	0.82'
T18	0.12'
T19	0.26'
T20	0.29'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

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SHEET 19 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

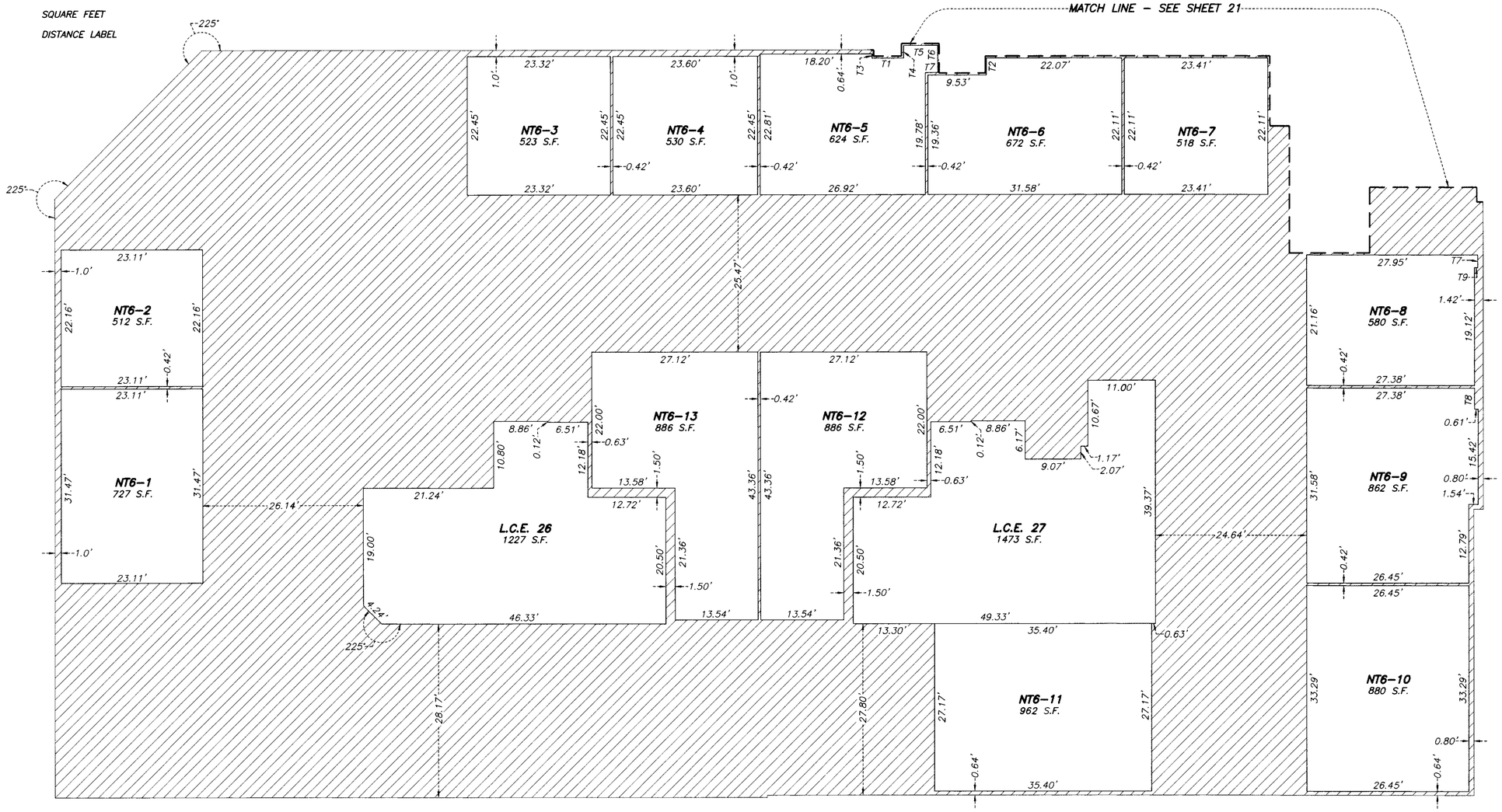
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

NORTH TOWER FLOOR PLAN – NP1 GARAGES

LEGEND	
———	UNIT OR L.C.E. LIMITS
— — — — —	MATCH LINE
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
NT1–1	GARAGE DESIGNATION
S.F.	SQUARE FEET
T1	DISTANCE LABEL

TAG	DISTANCE
T1	5.19'
T2	2.75'
T3	0.70'
T4	2.05'
T5	5.56'
T6	4.39'
T7	2.03'
T8	3.38'
T9	0.57'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD–21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

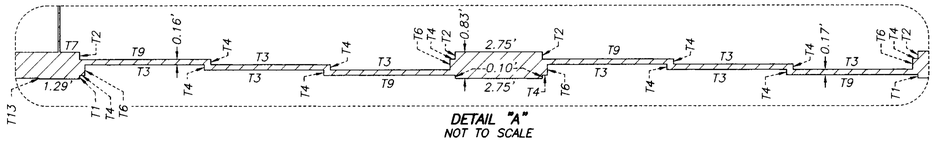
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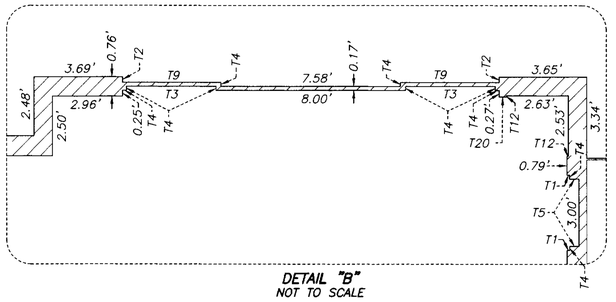
NOTE: SEE SHEET 72
FOR PROJECT NOTES.

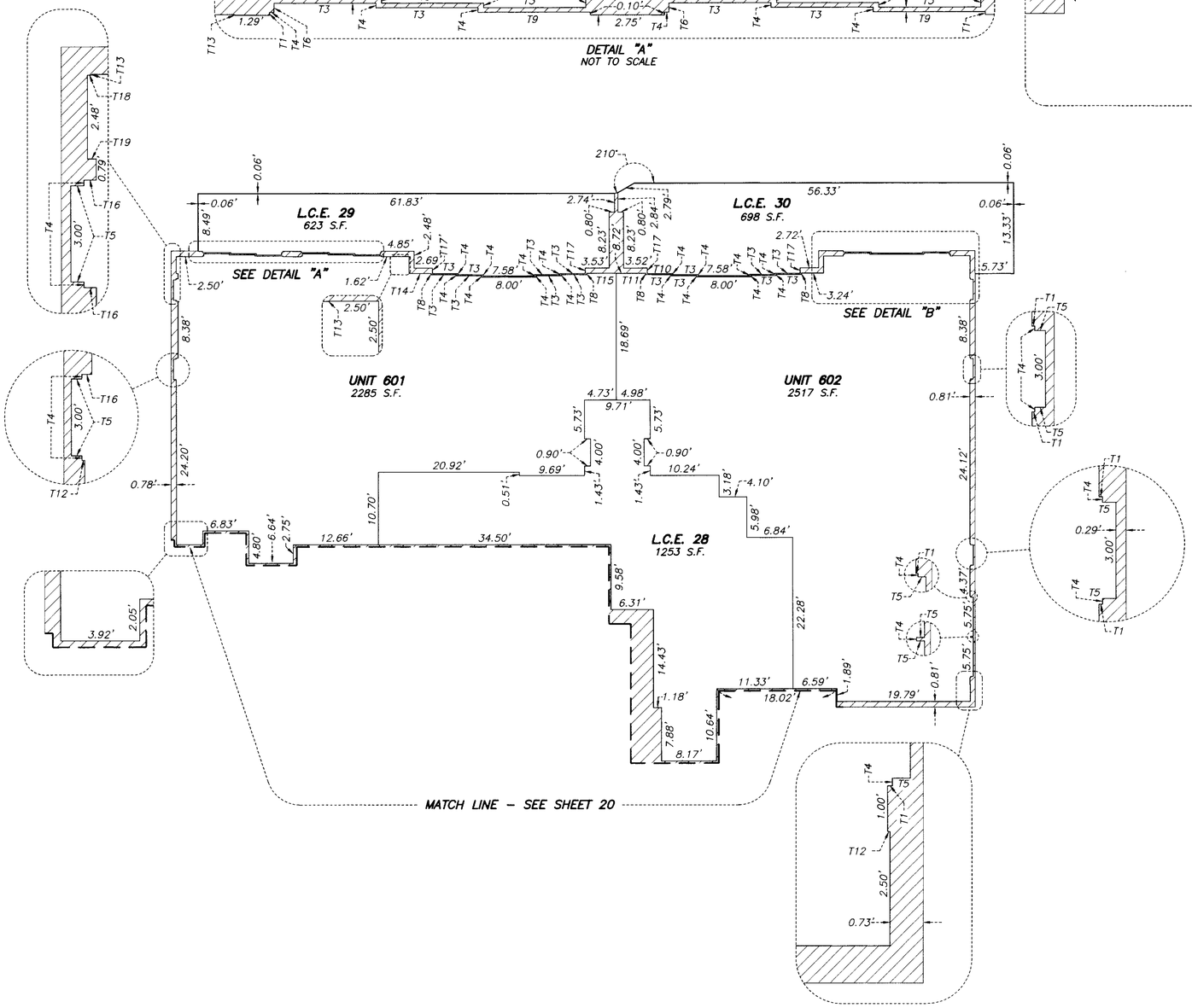
NORTH TOWER FLOOR PLAN – NP1 UNITS

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL







TAG	DISTANCE
T1	0.10'
T2	0.18'
T3	3.79'
T4	0.17'
T5	0.40'
T6	0.33'
T7	0.62'
T8	0.21'
T9	4.17'
T10	3.77'
T11	4.34'
T12	0.05'
T13	0.02'
T14	3.21'
T15	4.38'
T16	0.31'
T17	0.82'
T18	0.12'
T19	0.26'
T20	0.29'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

JASON C. KLINE
Exp. 6/30/25
PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · NO. 17827

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NORTH TOWER FLOOR PLAN – N1

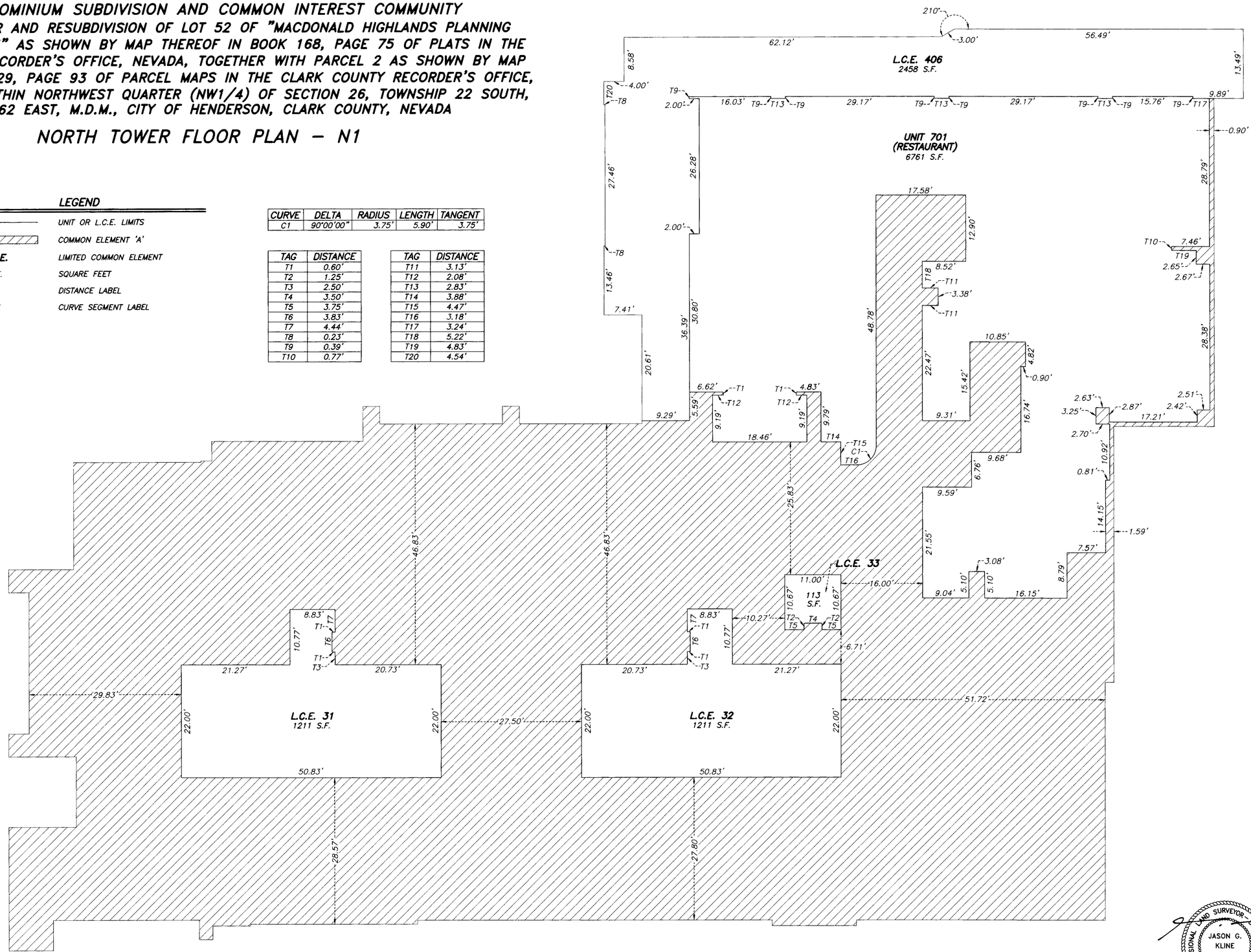
LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL
C1	CURVE SEGMENT LABEL

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	3.75'	5.90'	3.75'

TAG	DISTANCE
T1	0.60'
T2	1.25'
T3	2.50'
T4	3.50'
T5	3.75'
T6	3.83'
T7	4.44'
T8	0.23'
T9	0.39'
T10	0.77'

TAG	DISTANCE
T11	3.13'
T12	2.08'
T13	2.83'
T14	3.88'
T15	4.47'
T16	3.18'
T17	3.24'
T18	5.22'
T19	4.83'
T20	4.54'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

NOTE: SEE SHEET 72 FOR PROJECT NOTES.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
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WWD-21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

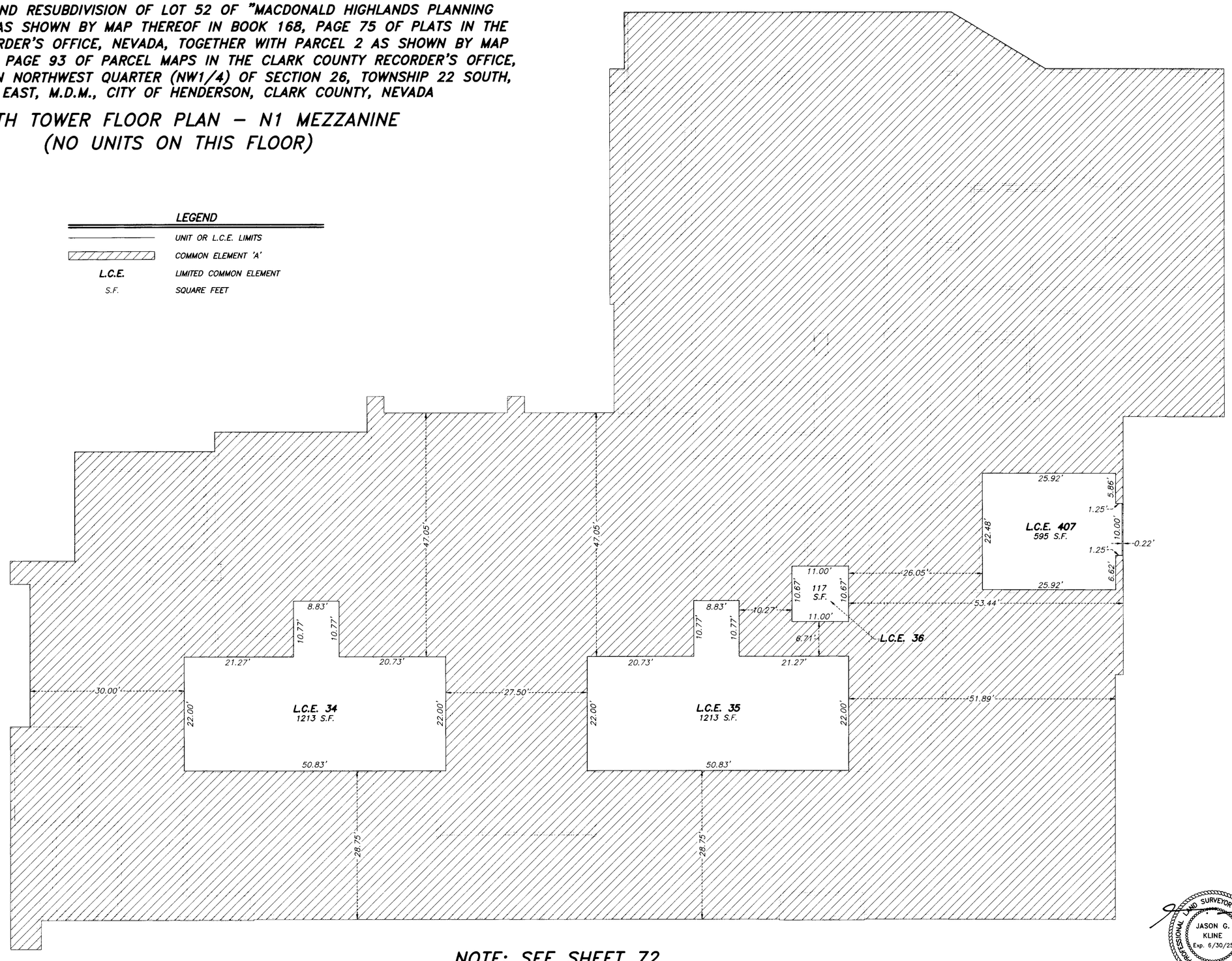
A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NORTH TOWER FLOOR PLAN – N1 MEZZANINE
(NO UNITS ON THIS FLOOR)

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

NOTE: SEE SHEET 72 FOR PROJECT NOTES.

PROFESSIONAL LAND SURVEYOR
JASON G. KLINE
Exp. 6/30/25
NO. 17827
STATE OF NEVADA

5-22-24

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SHEET 23 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

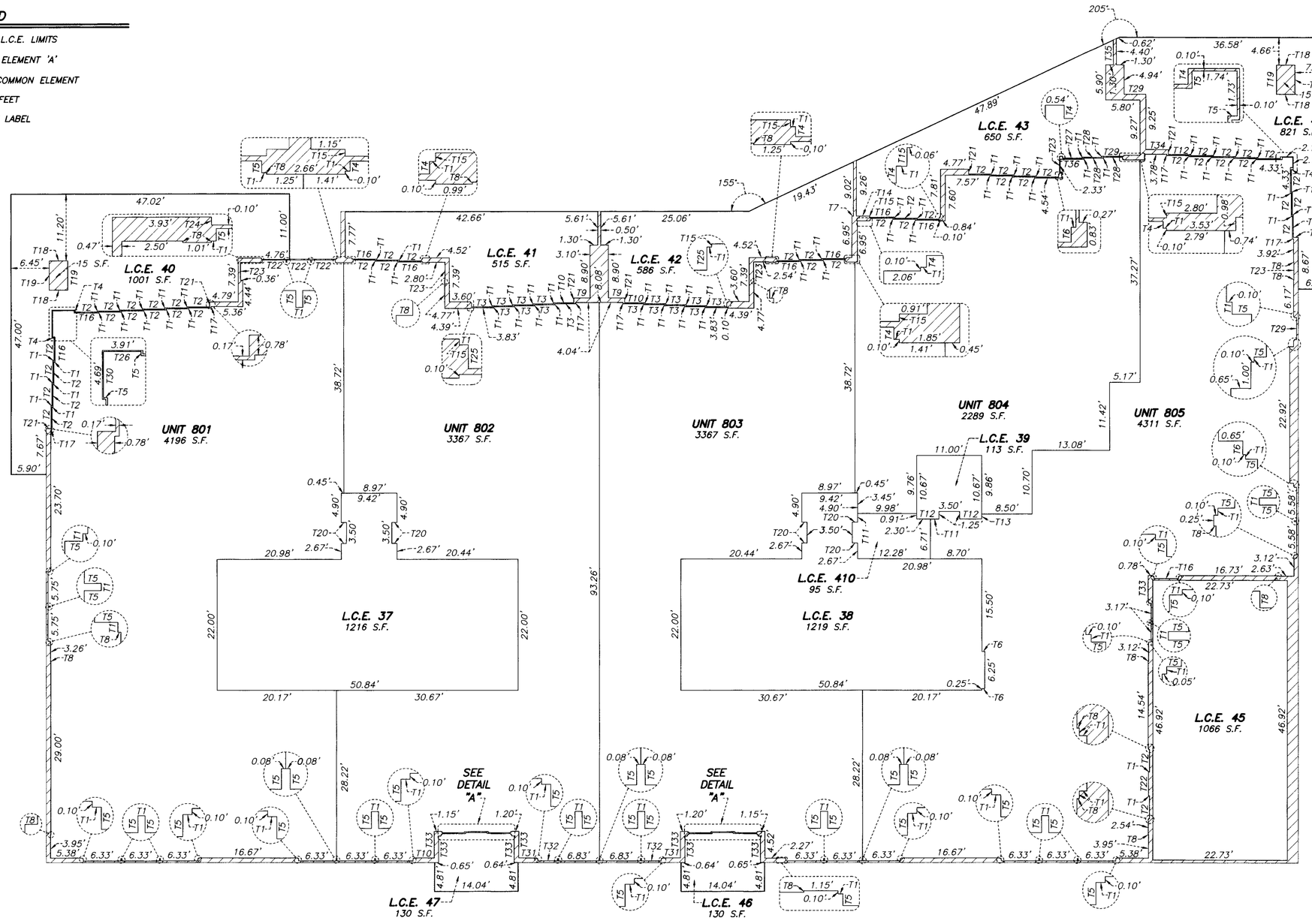
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

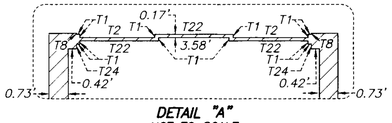
NORTH TOWER FLOOR PLAN – N2

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.64'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.42'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

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SHEET 24 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

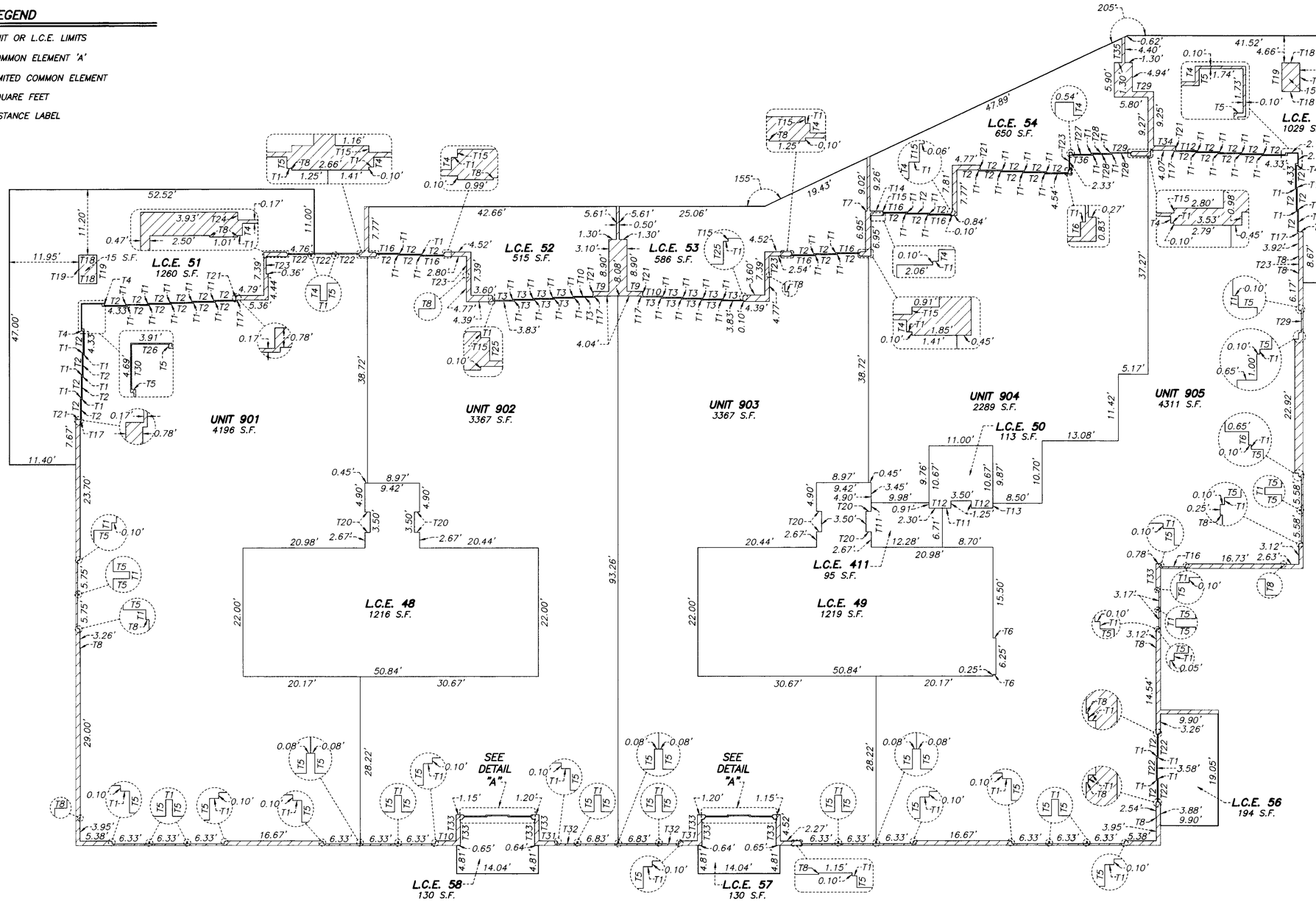
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

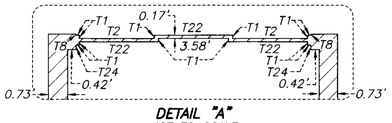
NORTH TOWER FLOOR PLAN – N3

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10' FT.

NEVADA PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

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SHEET 25 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

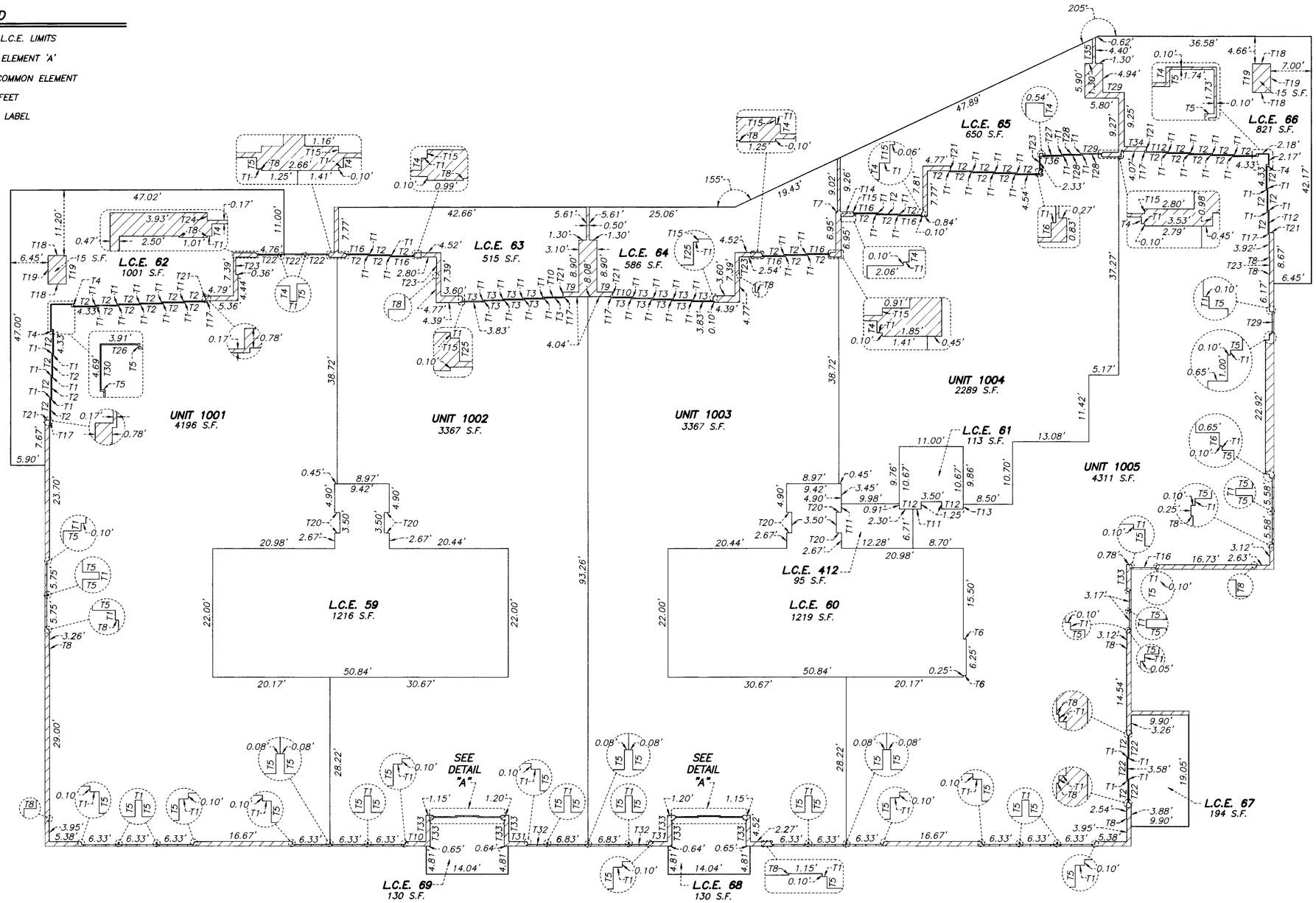
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

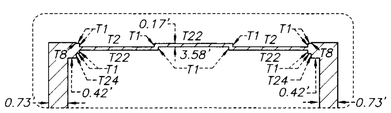
NORTH TOWER FLOOR PLAN – N4

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · JASON G. KLINE · Exp. 6/30/25 · NO. 17827

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

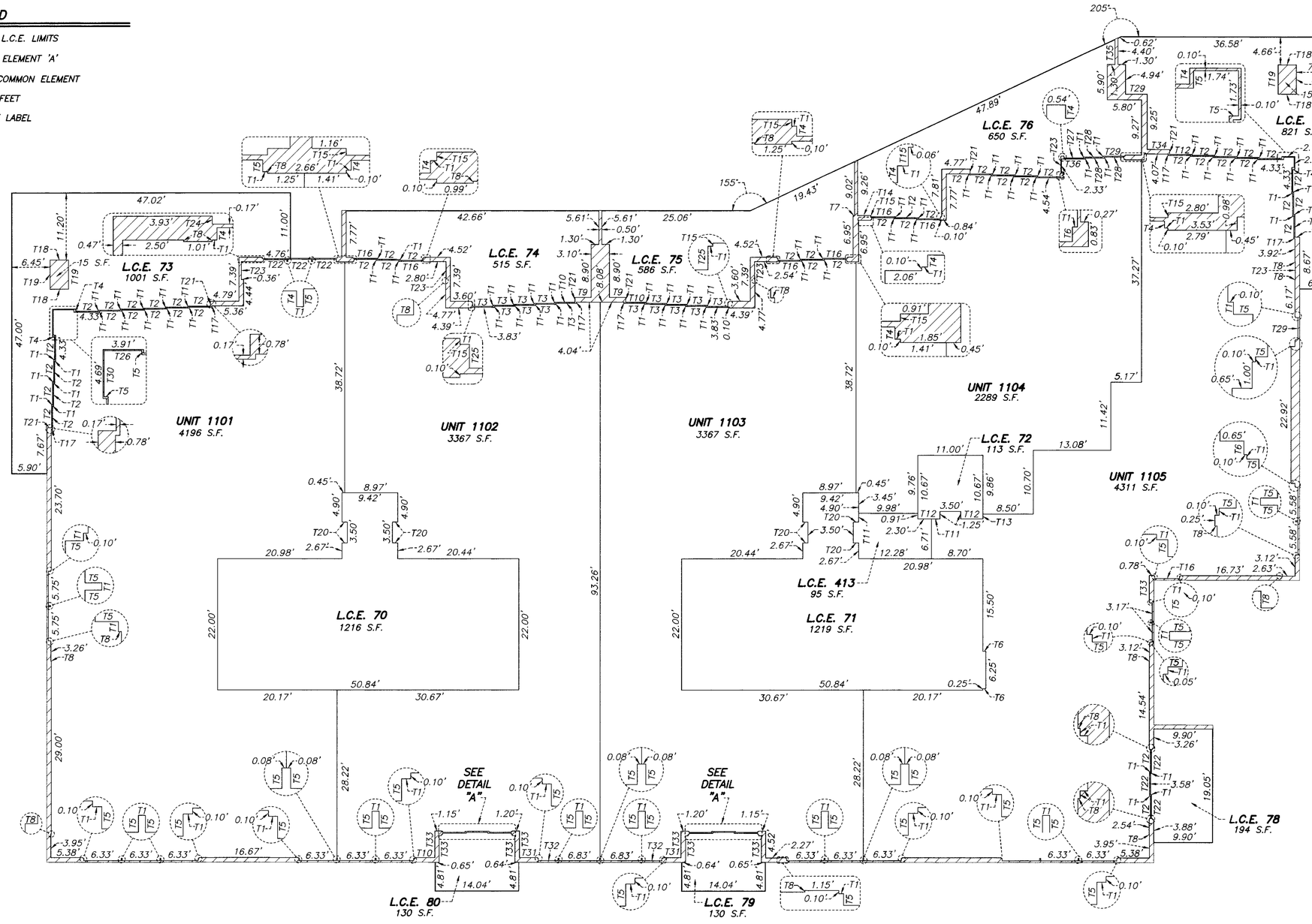
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

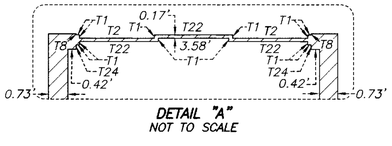
NORTH TOWER FLOOR PLAN – N5

LEGEND

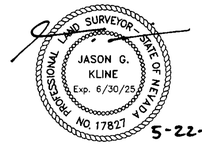
	UNIT OR L.C.E. LIMITS
	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.



5-22-24

WWD-21181

SHEET 27 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

MACDONALD HIGHLANDS PLANNING AREA 18 – PINNACLE RESIDENCES PHASE 1

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

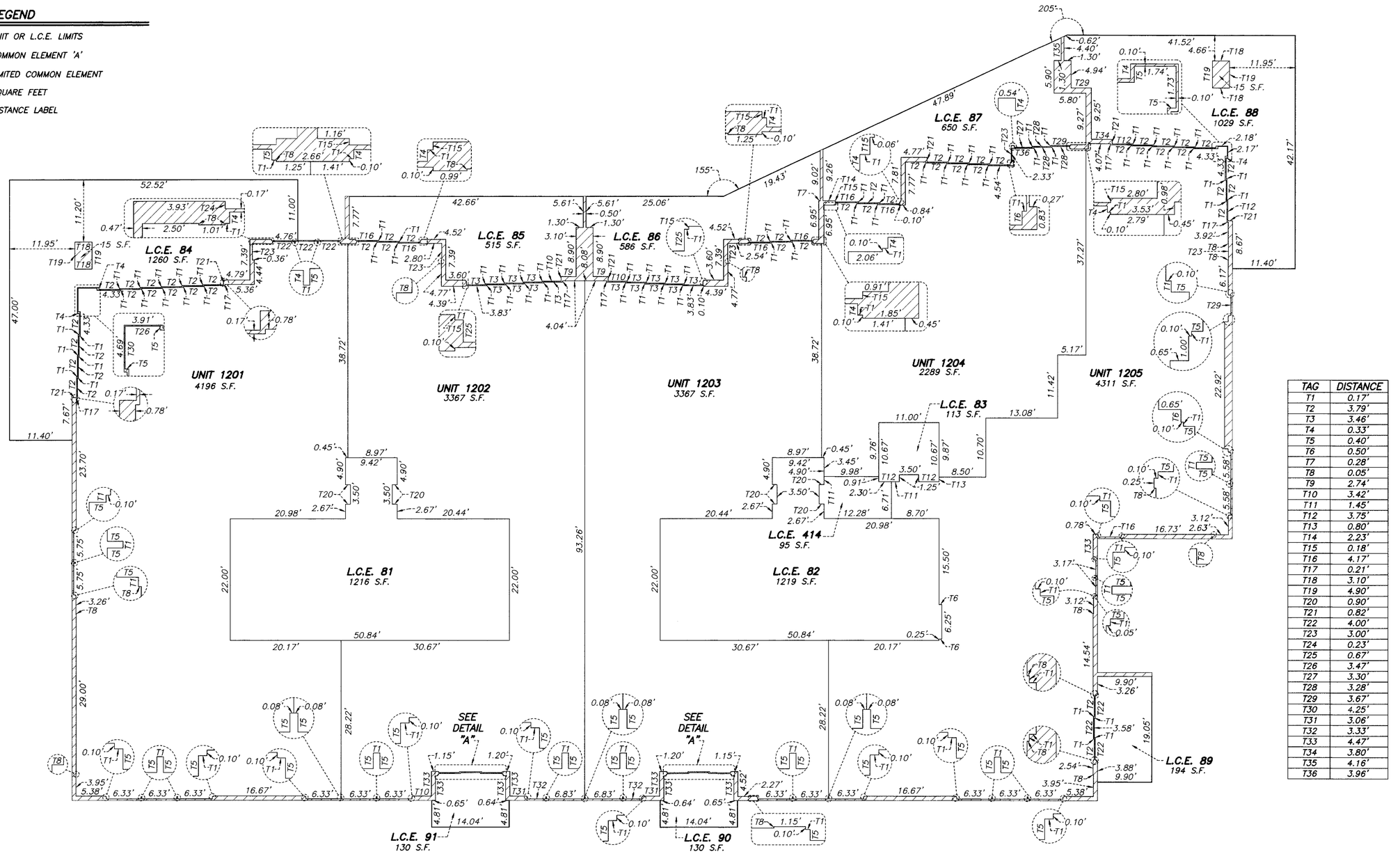
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

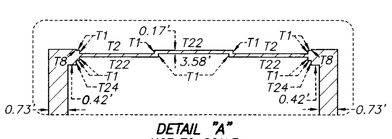
NORTH TOWER FLOOR PLAN – N6

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

WWD-21181

SHEET 28 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

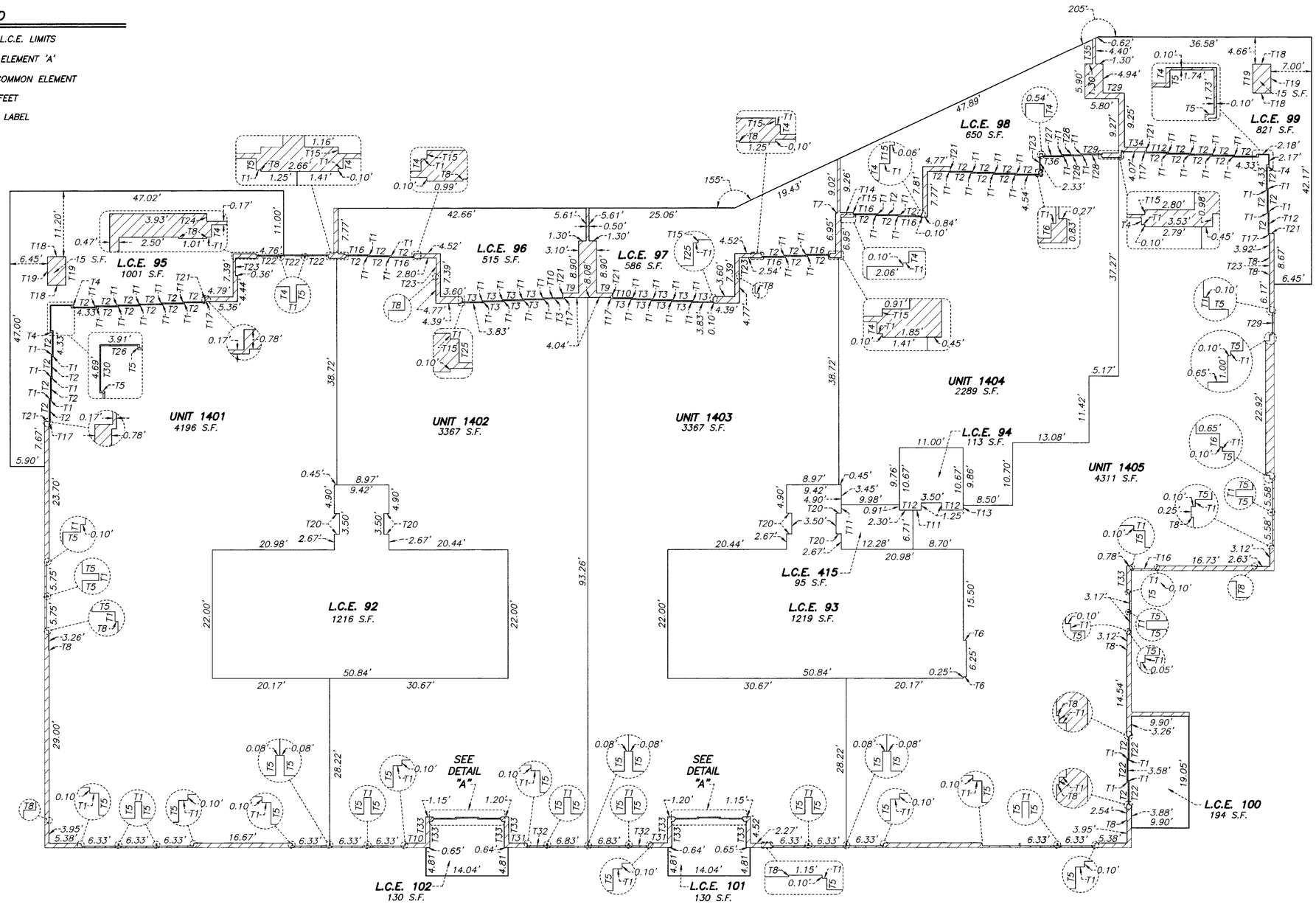
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

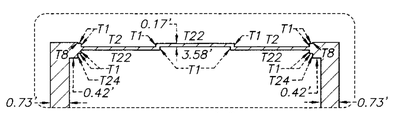
NORTH TOWER FLOOR PLAN – N7

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR
JASON G. KLINE
Exp. 6/30/25
NO. 17827
STATE OF NEVADA
5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

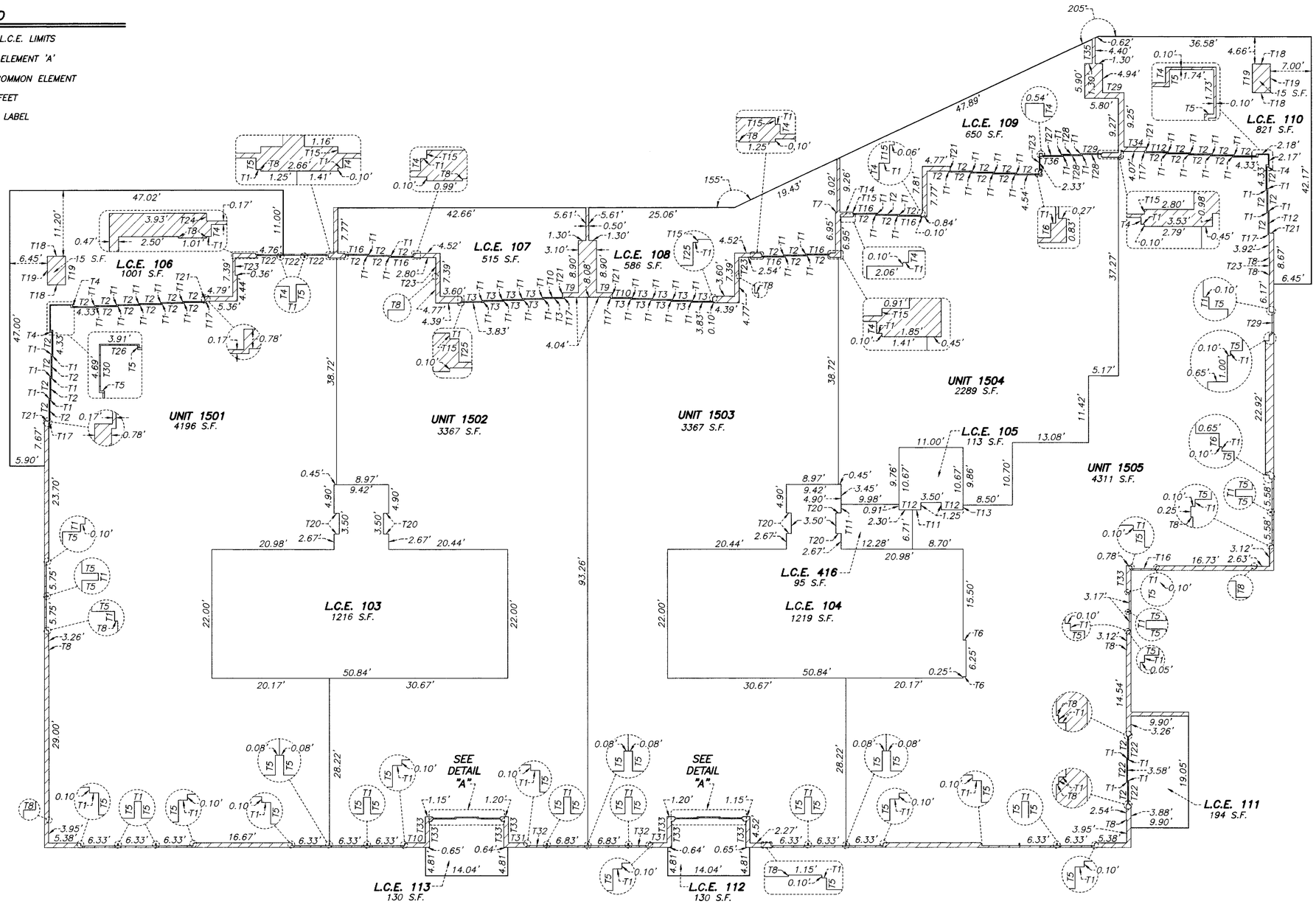
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

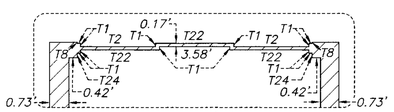
NORTH TOWER FLOOR PLAN – N8

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

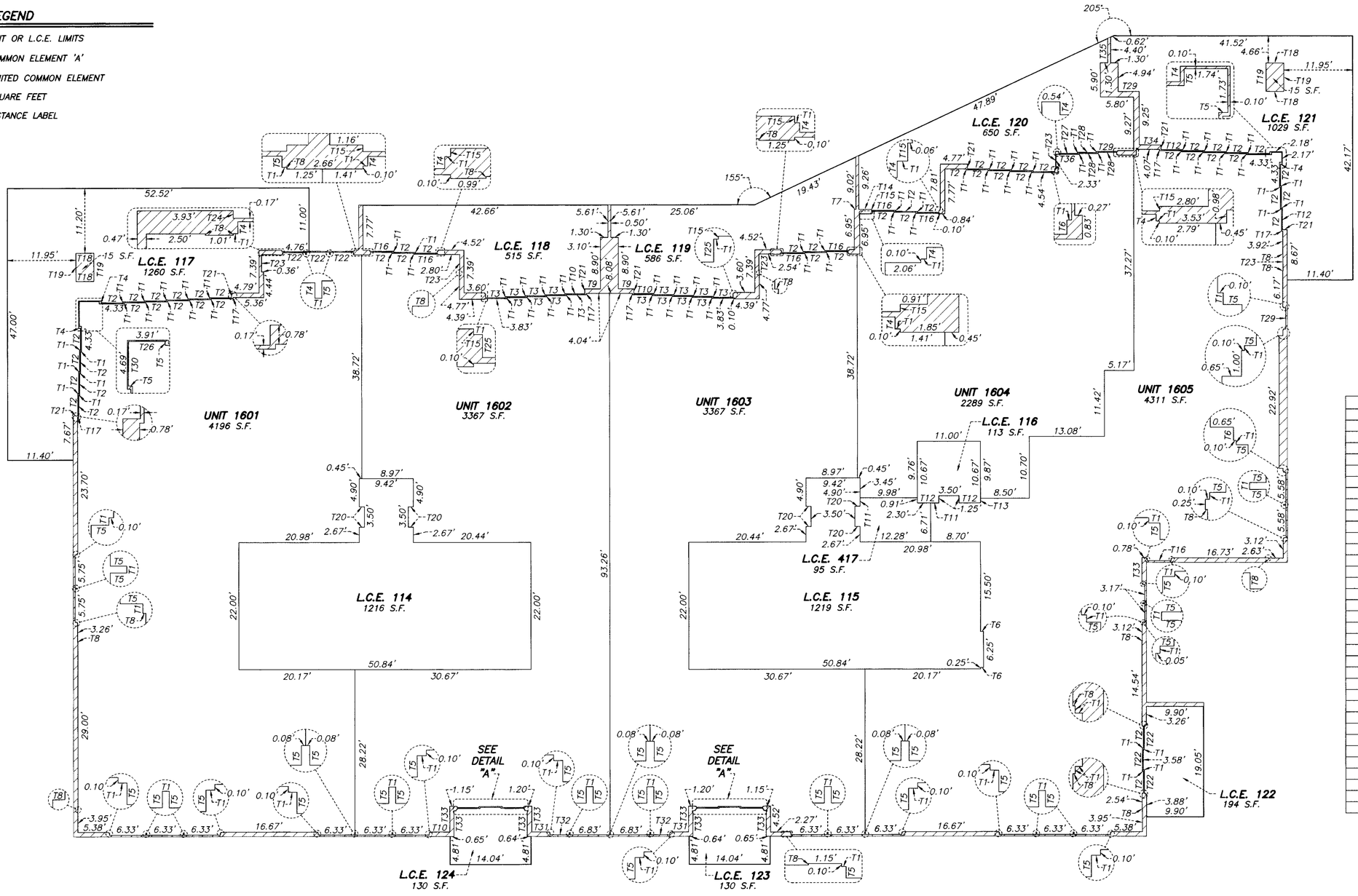
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

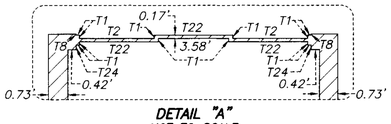
NORTH TOWER FLOOR PLAN – N9

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

NEVADA PROFESSIONAL LAND SURVEYOR
JASON G. KLINE
Exp. 6/30/25
STATE OF NEVADA
NO. 17827

5-22-24

WWD-21181

BOOK 173, PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

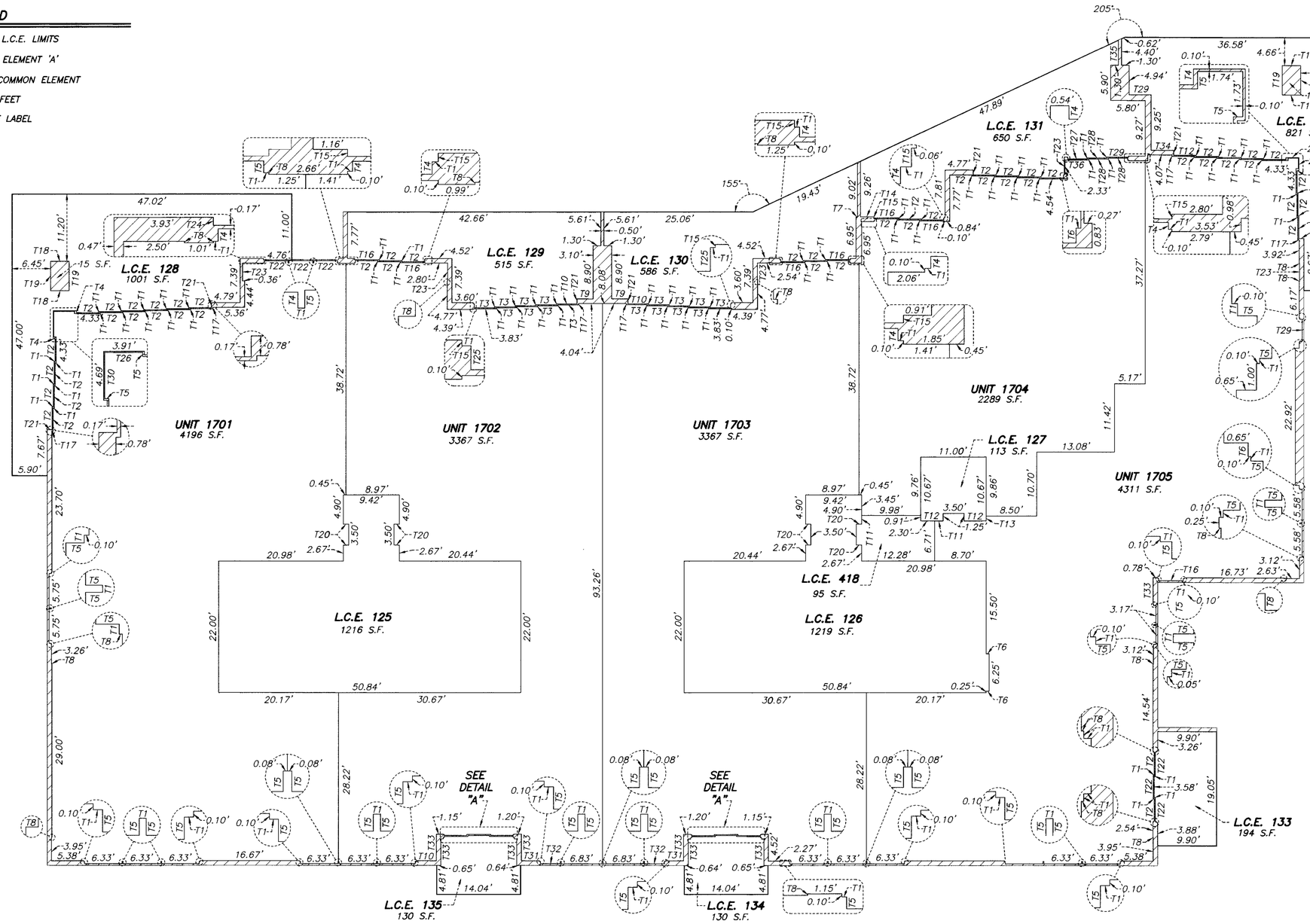
A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

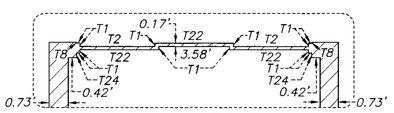
NOTE: SEE SHEET 72 FOR PROJECT NOTES.

NORTH TOWER FLOOR PLAN – N10

LEGEND	
———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

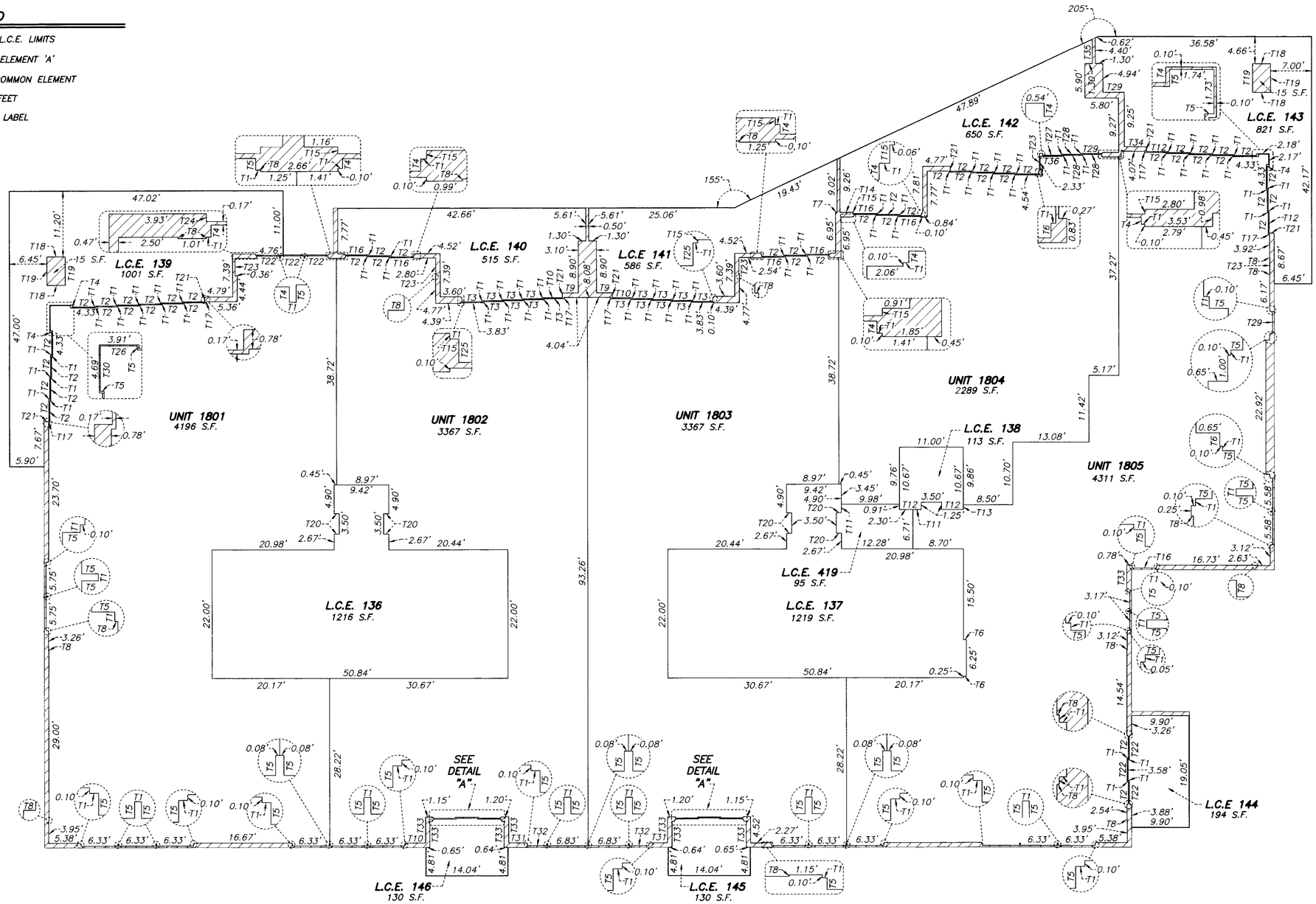
BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 72 FOR PROJECT NOTES.

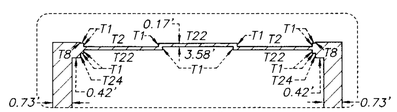
NORTH TOWER FLOOR PLAN – N11

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17821
5-22-24

WWD-21181

SHEET 33 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

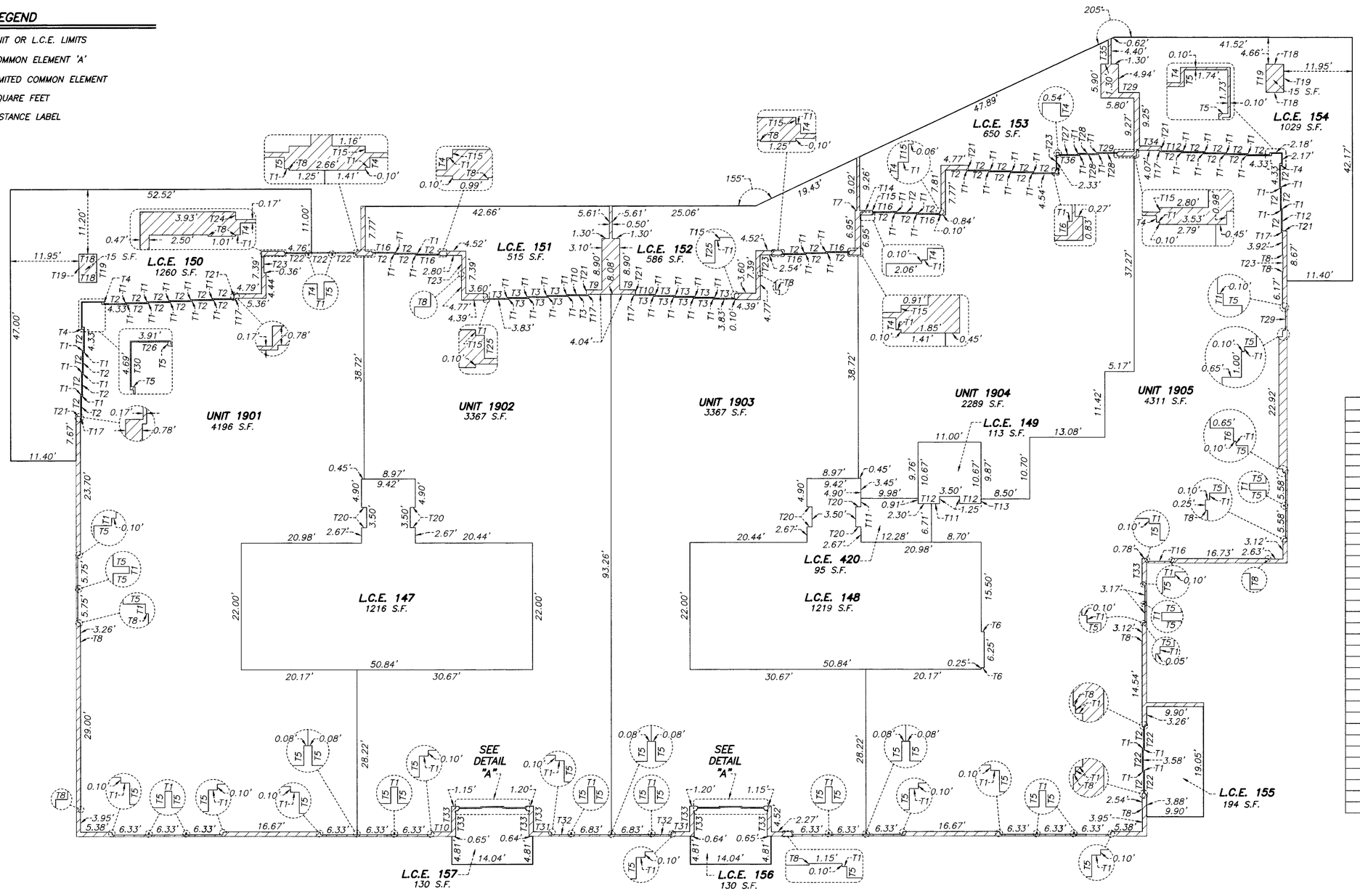
BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 72
FOR PROJECT NOTES.

NORTH TOWER FLOOR PLAN – N12

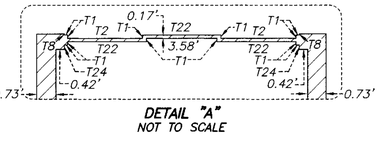
LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.



PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

SHEET 34 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

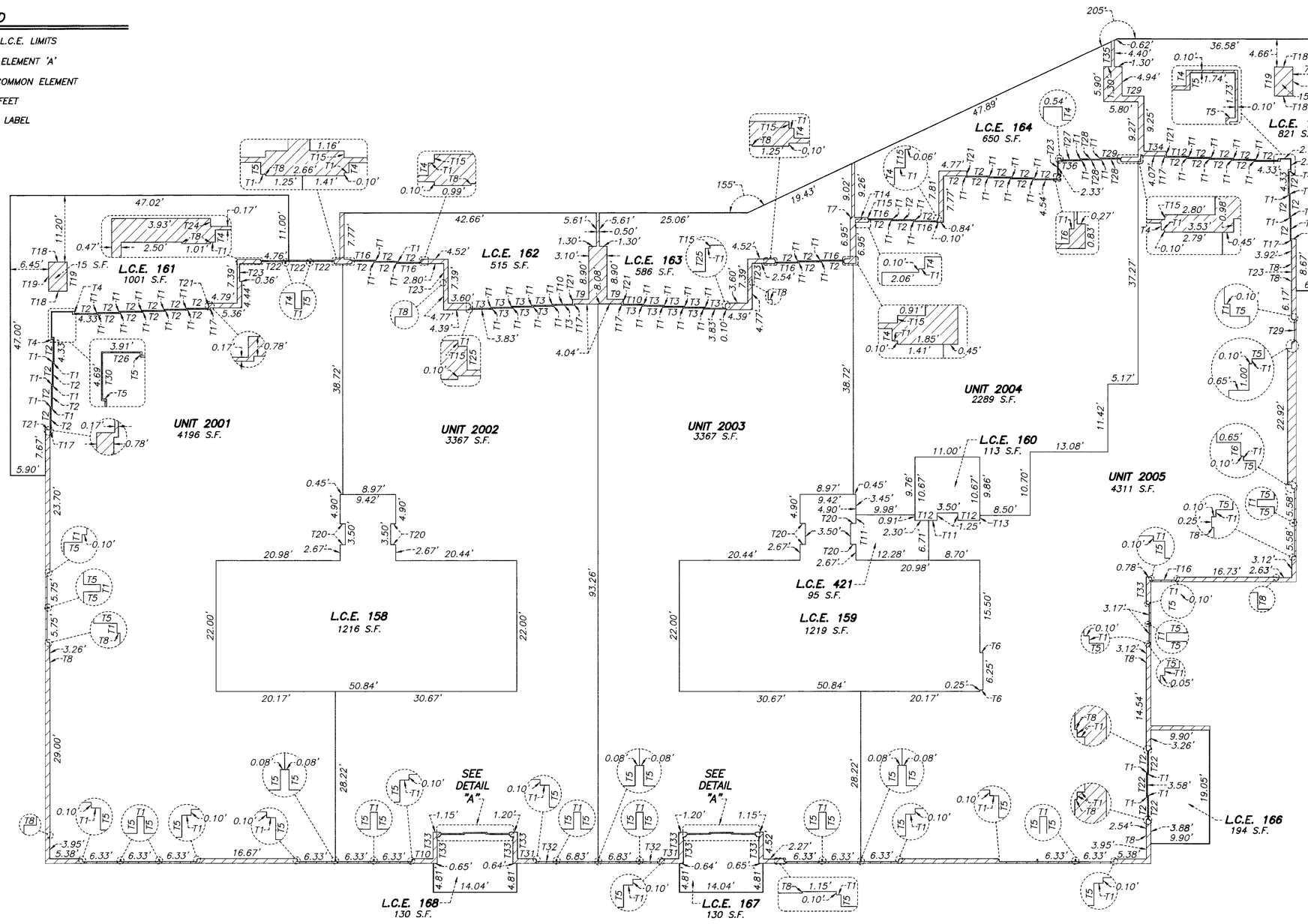
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

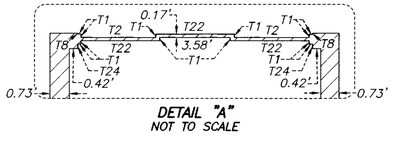
NORTH TOWER FLOOR PLAN – N13

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

SHEET 35 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

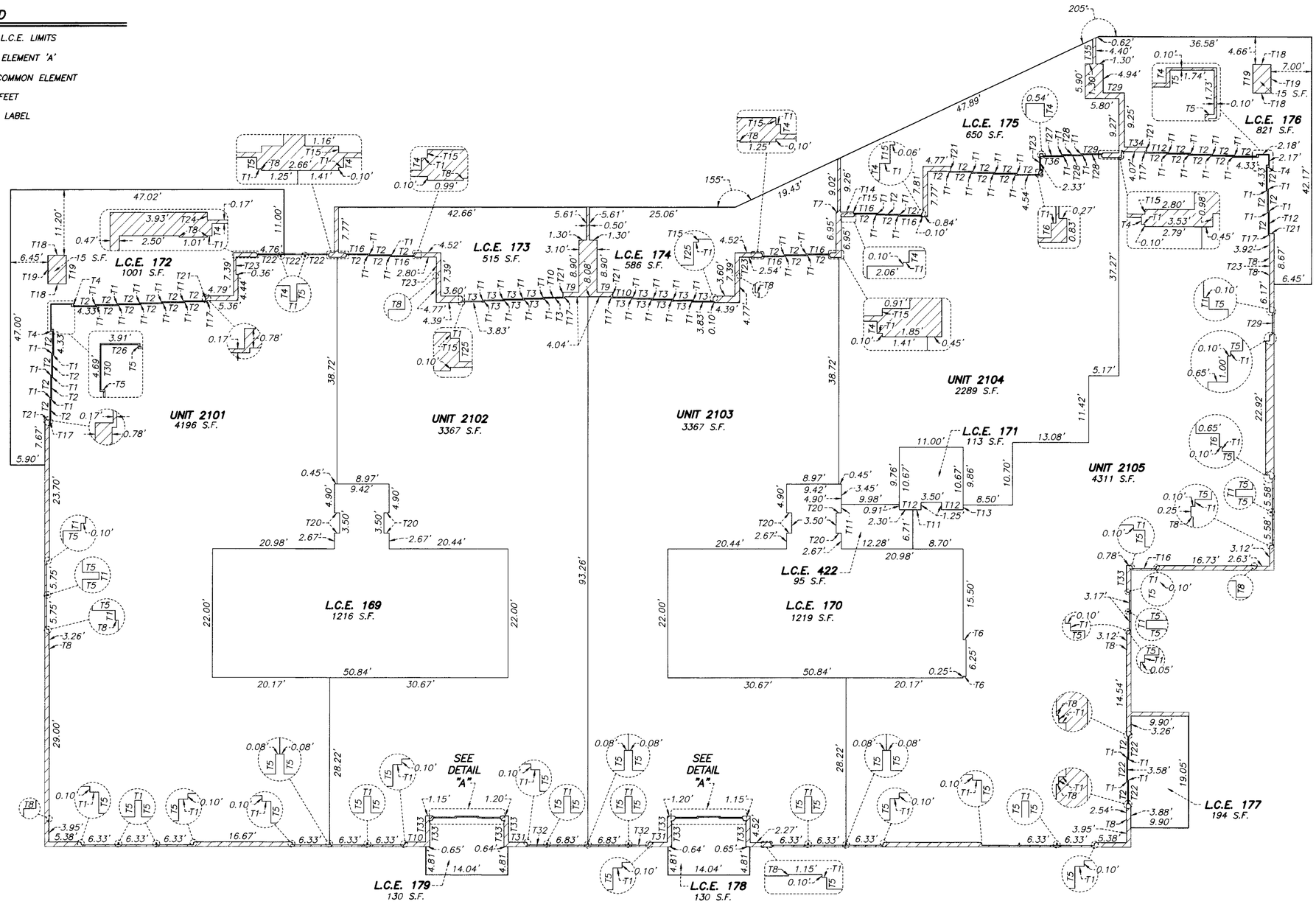
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

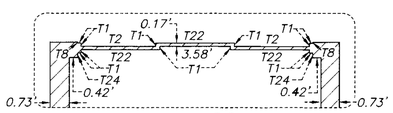
NORTH TOWER FLOOR PLAN – N14

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · JASON G. KLINE Exp. 6/30/25 NO. 17827

5-22-24

WWD-21181

SHEET 36 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

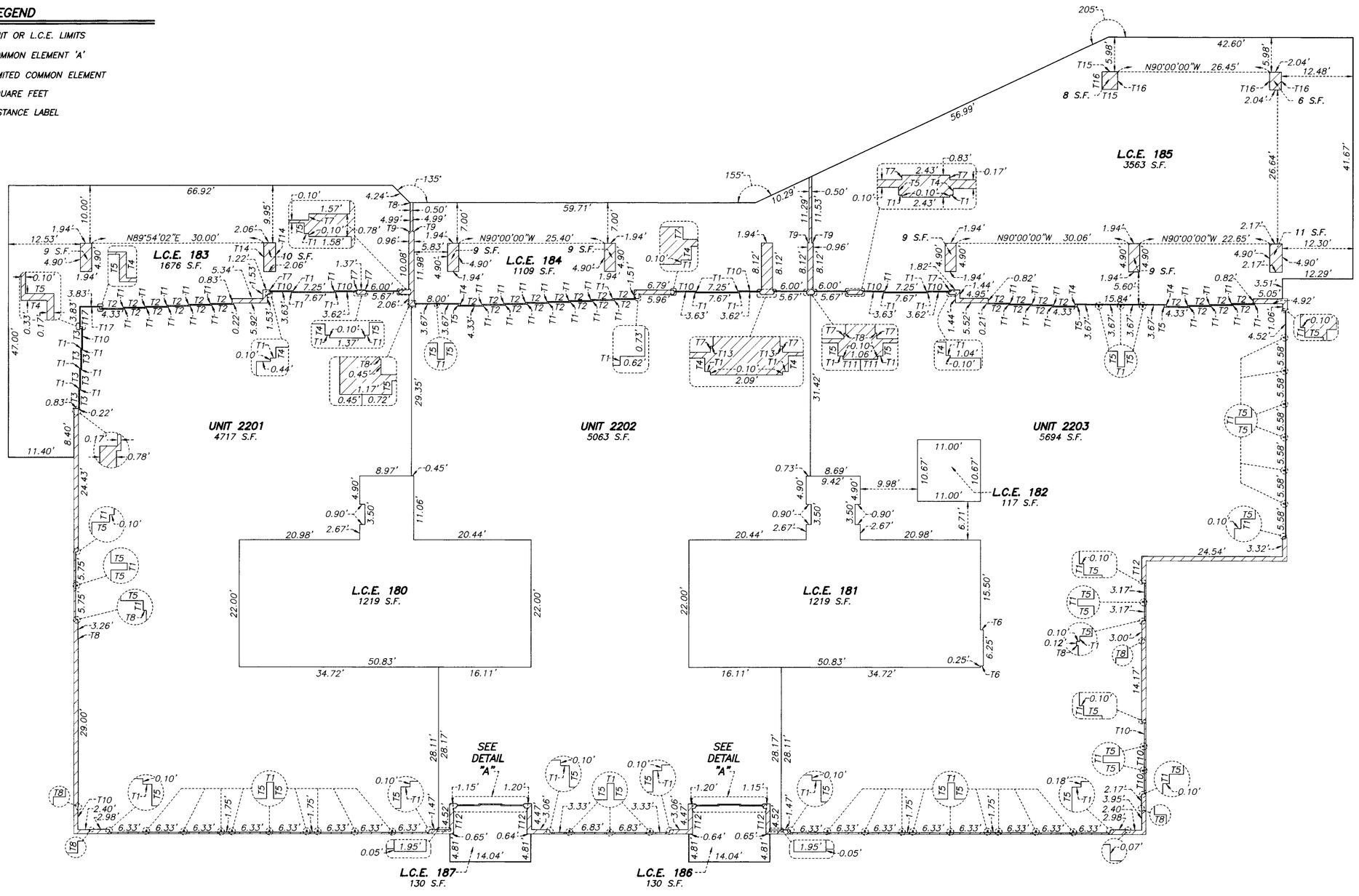
BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 72 FOR PROJECT NOTES.

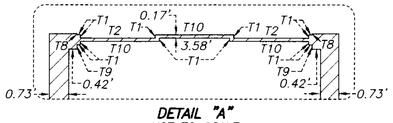
NORTH TOWER FLOOR PLAN – N15 JUNIOR PENTHOUSE

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.18'
T8	0.05'
T9	0.23'
T10	4.00'
T11	0.53'
T12	4.47'
T13	0.08'
T14	5.00'
T15	2.73'
T16	3.05'
T17	3.40'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17821
5-22-24

WWD-21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

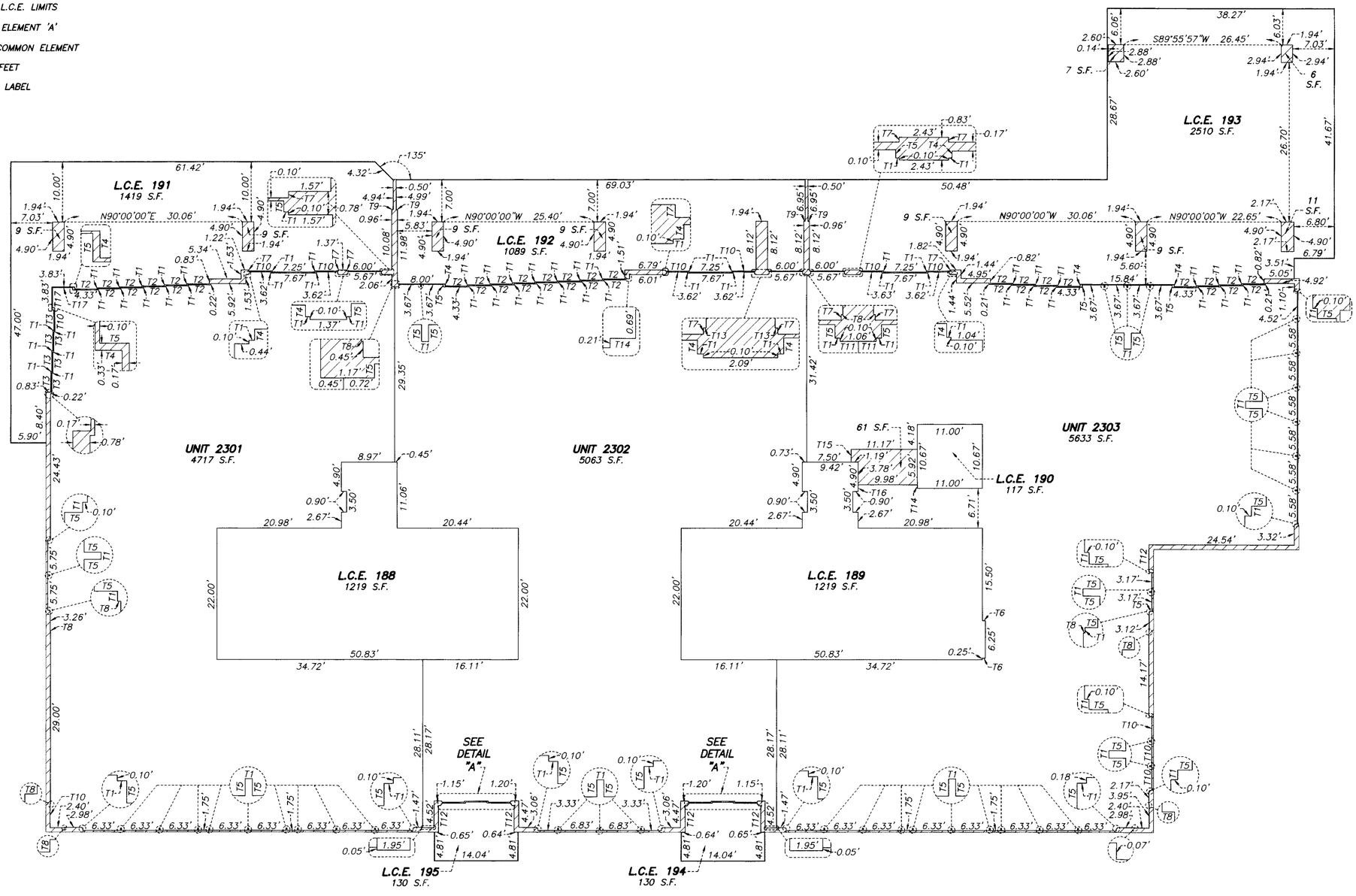
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

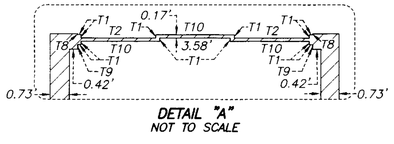
NORTH TOWER FLOOR PLAN – N16 JUNIOR PENTHOUSE

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.18'
T8	0.05'
T9	0.23'
T10	4.00'
T11	0.53'
T12	4.47'
T13	0.08'
T14	0.57'
T15	2.14'
T16	1.12'
T17	3.40'



0 5 10 20
(IN FEET)
1 INCH = 10' FT.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD–21181

SHEET 38 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

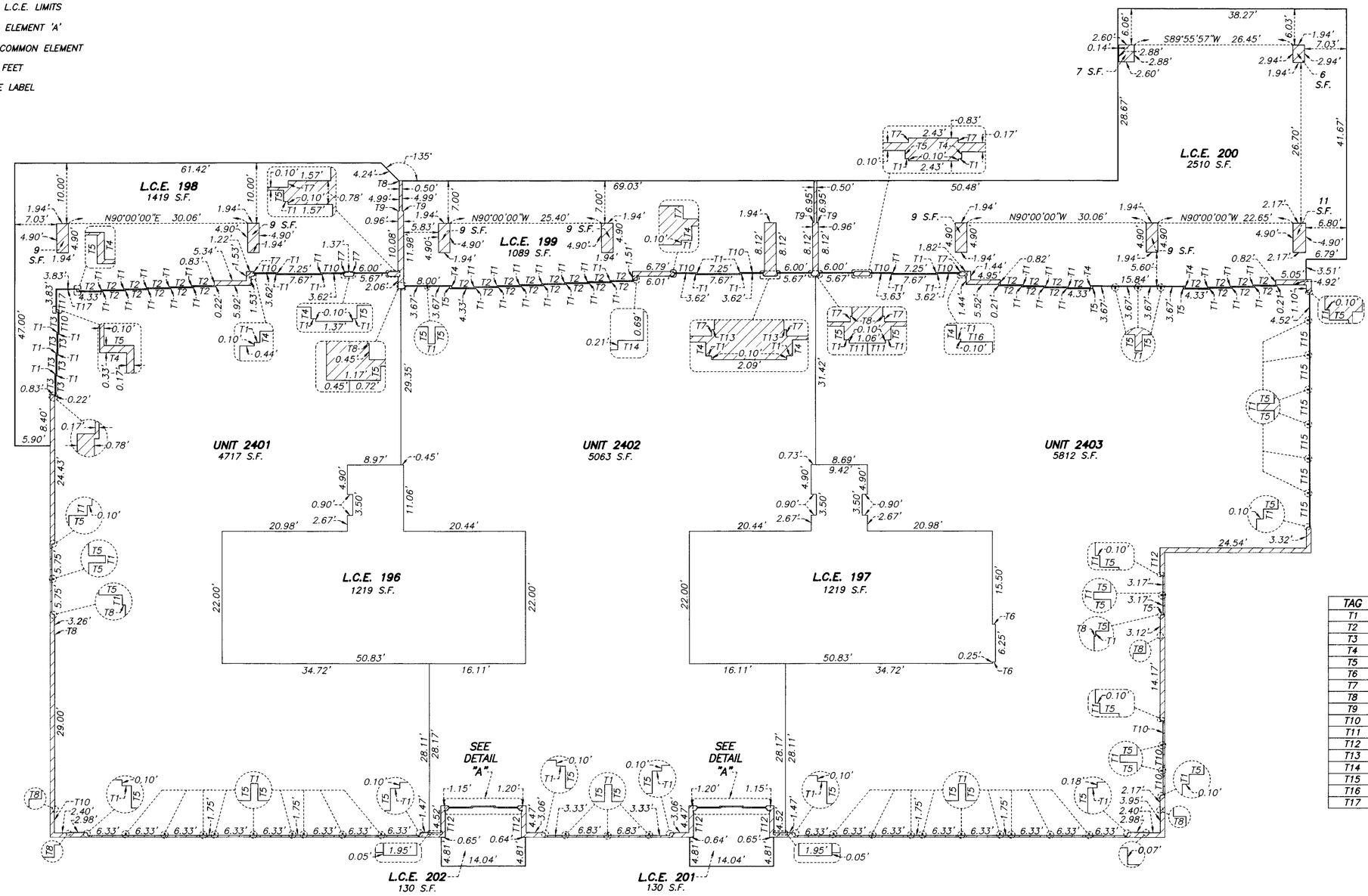
BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 72 FOR PROJECT NOTES.

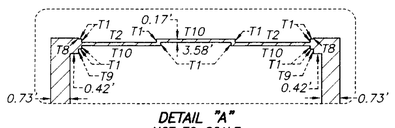
NORTH TOWER FLOOR PLAN – N17 JUNIOR PENTHOUSE

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
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T8	0.05'
T9	0.23'
T10	4.00'
T11	0.53'
T12	4.47'
T13	0.08'
T14	0.57'
T15	5.58'
T16	1.04'
T17	3.40'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

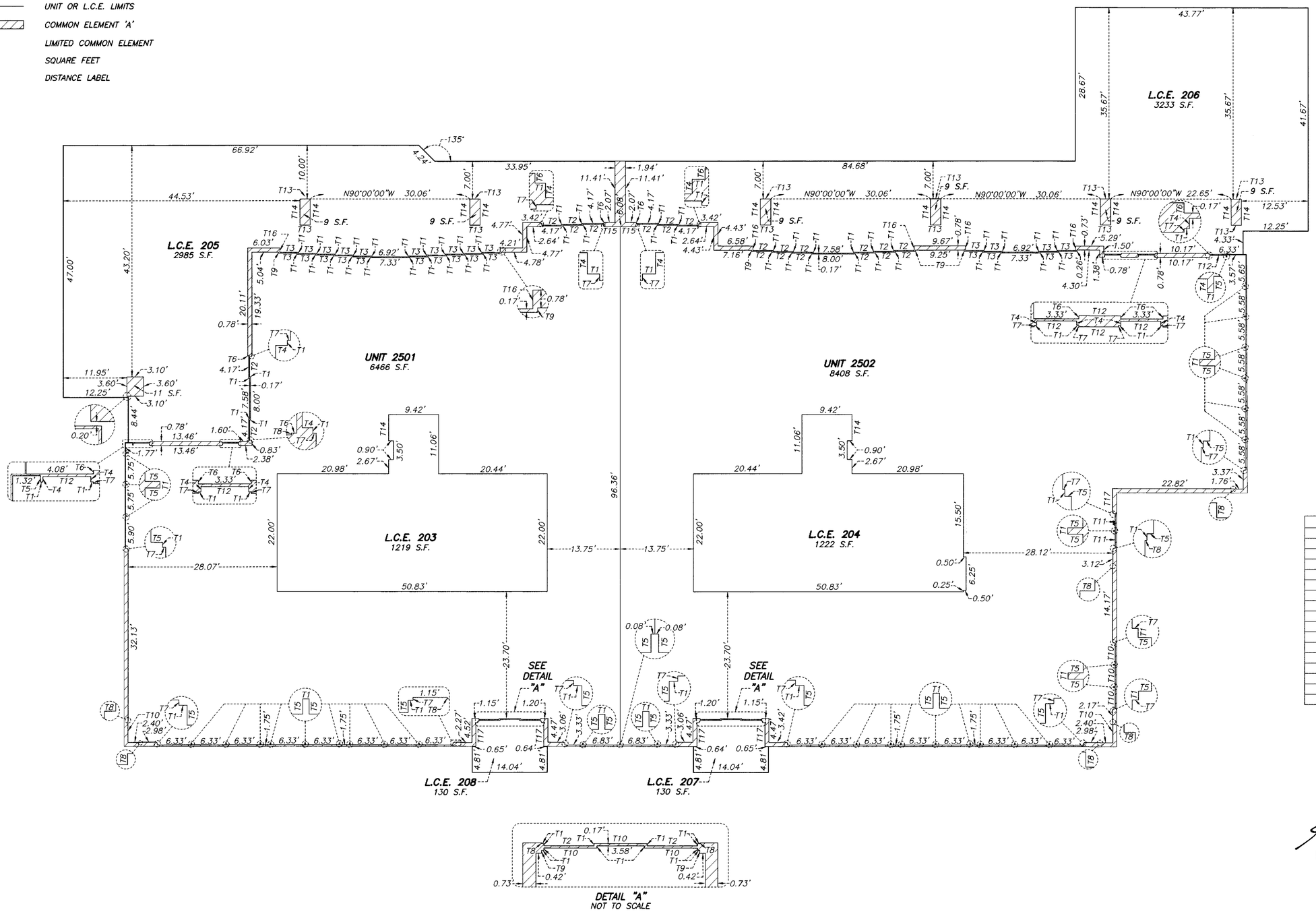
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

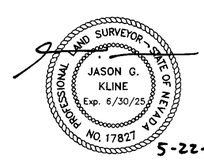
NORTH TOWER FLOOR PLAN – N18 PENTHOUSE

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'A'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.18'
T7	0.10'
T8	0.05'
T9	0.21'
T10	4.00'
T11	3.17'
T12	3.00'
T13	1.94'
T14	4.90'
T15	3.04'
T16	0.82'
T17	4.47'



5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

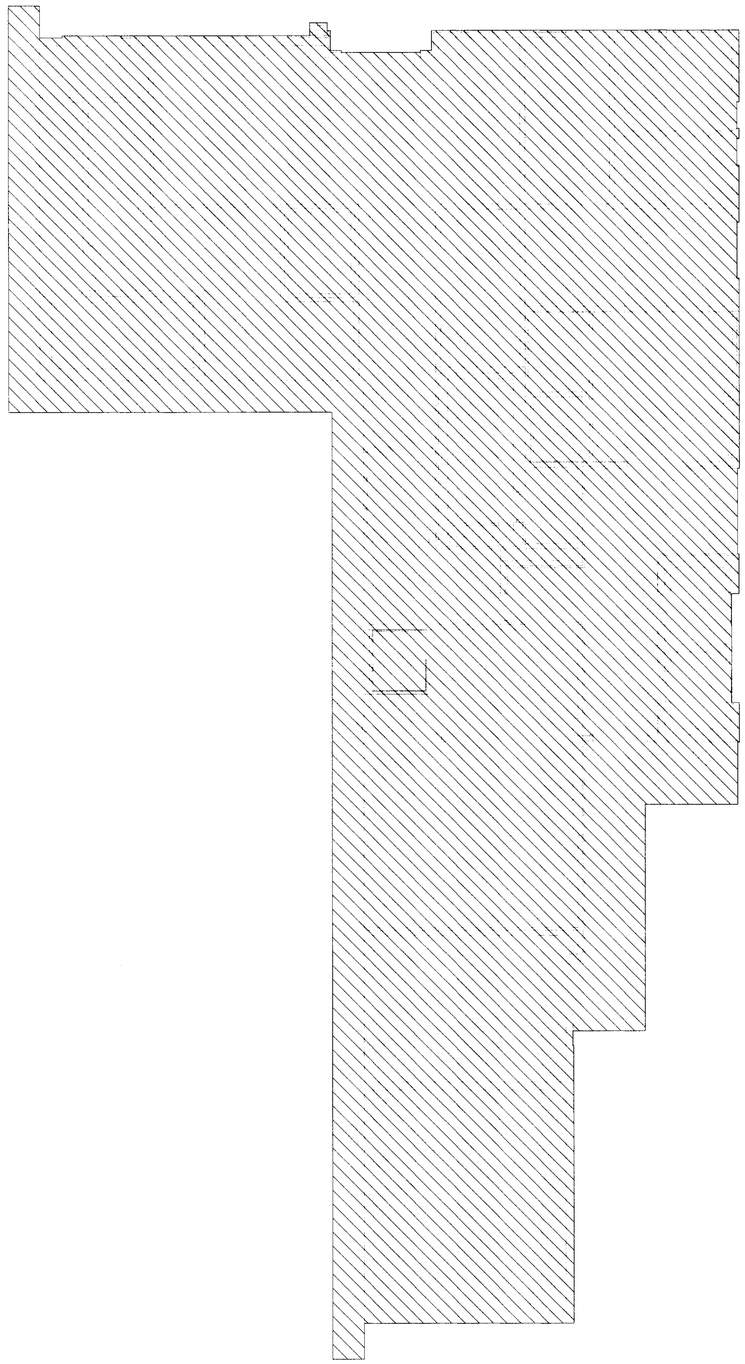
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – SP7 (NO UNITS ON THIS FLOOR)

LEGEND

COMMON ELEMENT 'B'



0 5 10 20

(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

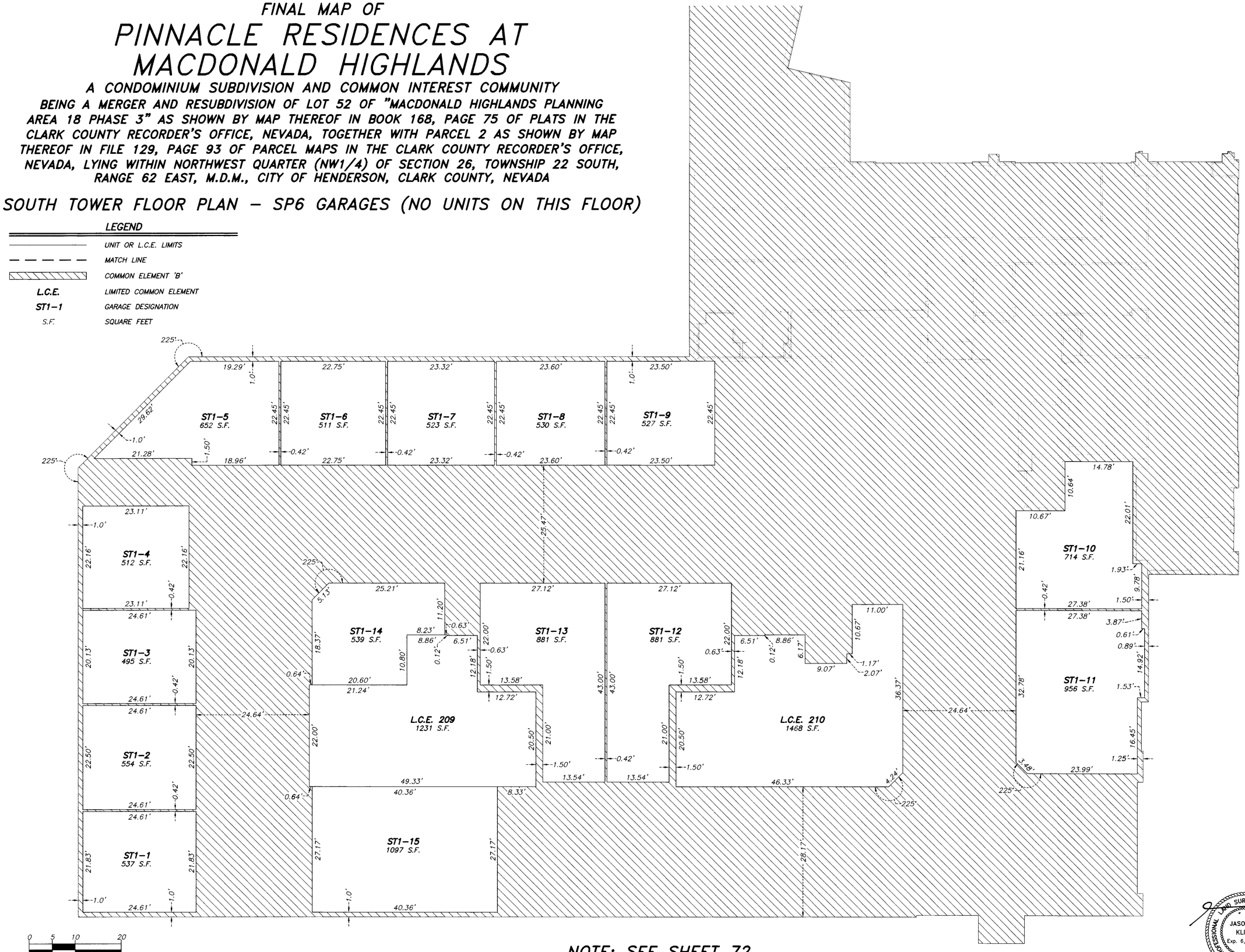
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SOUTH TOWER FLOOR PLAN – SP6 GARAGES (NO UNITS ON THIS FLOOR)

LEGEND

- UNIT OR L.C.E. LIMITS
- MATCH LINE
- COMMON ELEMENT 'B'
- **L.C.E.** LIMITED COMMON ELEMENT
- **ST1–1** GARAGE DESIGNATION
- S.F. SQUARE FEET



NOTE: SEE SHEET 72 FOR PROJECT NOTES.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

WWD–21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

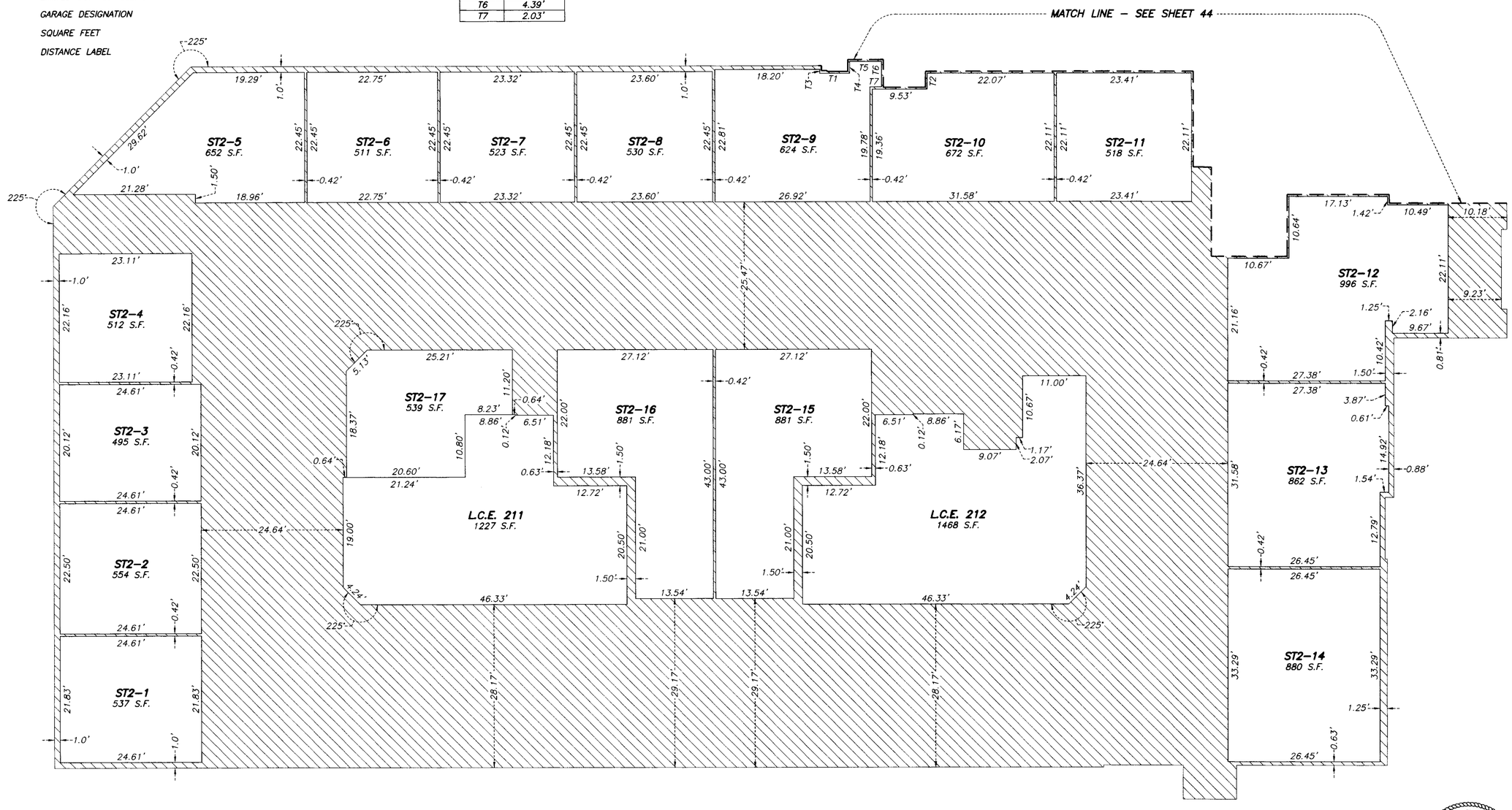
NOTE: SEE SHEET 72 FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – SP5 GARAGES

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
ST1-1	GARAGE DESIGNATION
S.F.	SQUARE FEET
T1	DISTANCE LABEL

TAG	DISTANCE
T1	5.19'
T2	2.75'
T3	0.70'
T4	2.05'
T5	5.56'
T6	4.39'
T7	2.03'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

WWD-21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

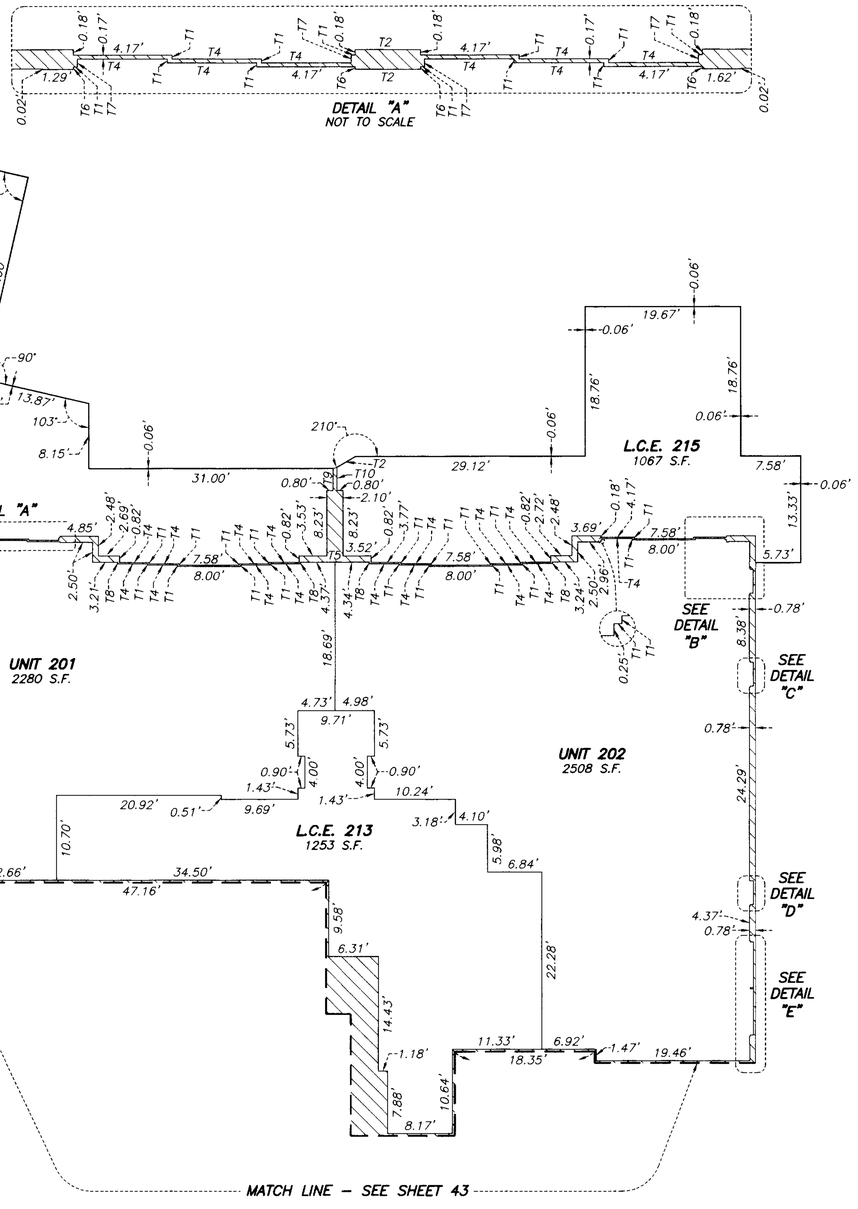
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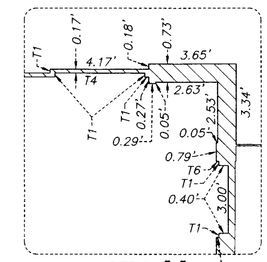
NOTE: SEE SHEET 72
FOR PROJECT NOTES.

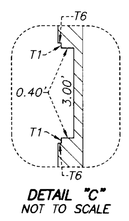
SOUTH TOWER FLOOR PLAN – SP5 UNITS

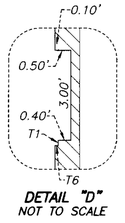
LEGEND

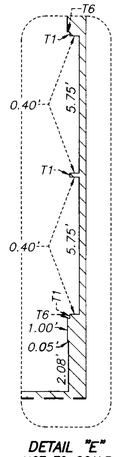
———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL











TAG	DISTANCE
T1	0.17'
T2	2.75'
T3	2.05'
T4	3.79'
T5	8.72'
T6	0.10'
T7	0.33'
T8	0.21'
T9	2.74'
T10	2.87'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR
JASON G. KLINE
Exp. 6/30/25
NO. 17827
STATE OF NEVADA

5-22-24

WWD-21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

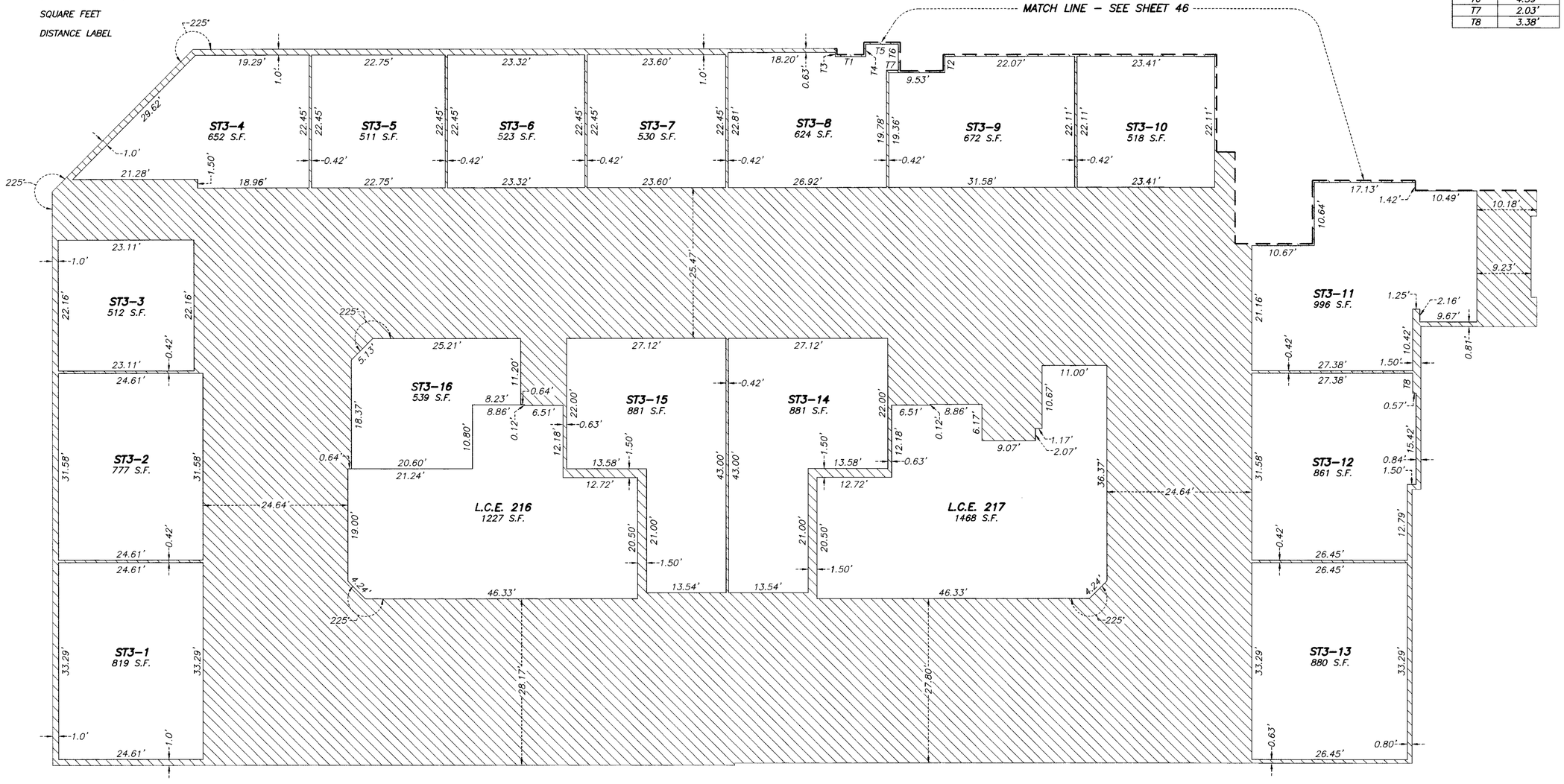
NOTE: SEE SHEET 72
FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – SP4 GARAGES

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
ST1–1	GARAGE DESIGNATION
S.F.	SQUARE FEET
T1	DISTANCE LABEL

TAG	DISTANCE
T1	5.19'
T2	2.75'
T3	0.70'
T4	2.05'
T5	5.56'
T6	4.39'
T7	2.03'
T8	3.38'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

WWD–21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

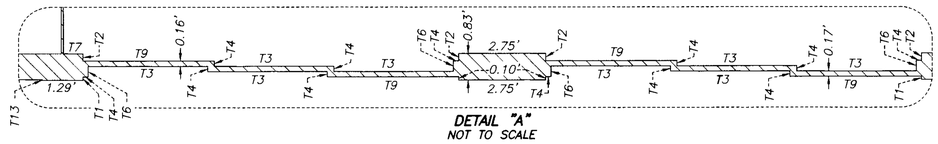
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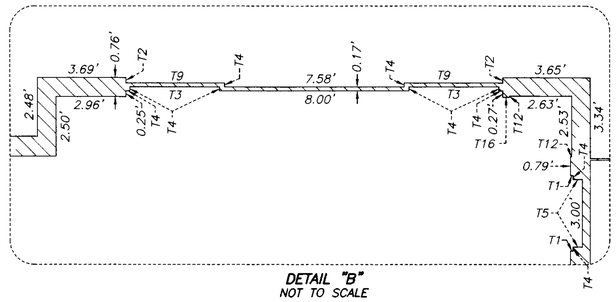
NOTE: SEE SHEET 72 FOR PROJECT NOTES.

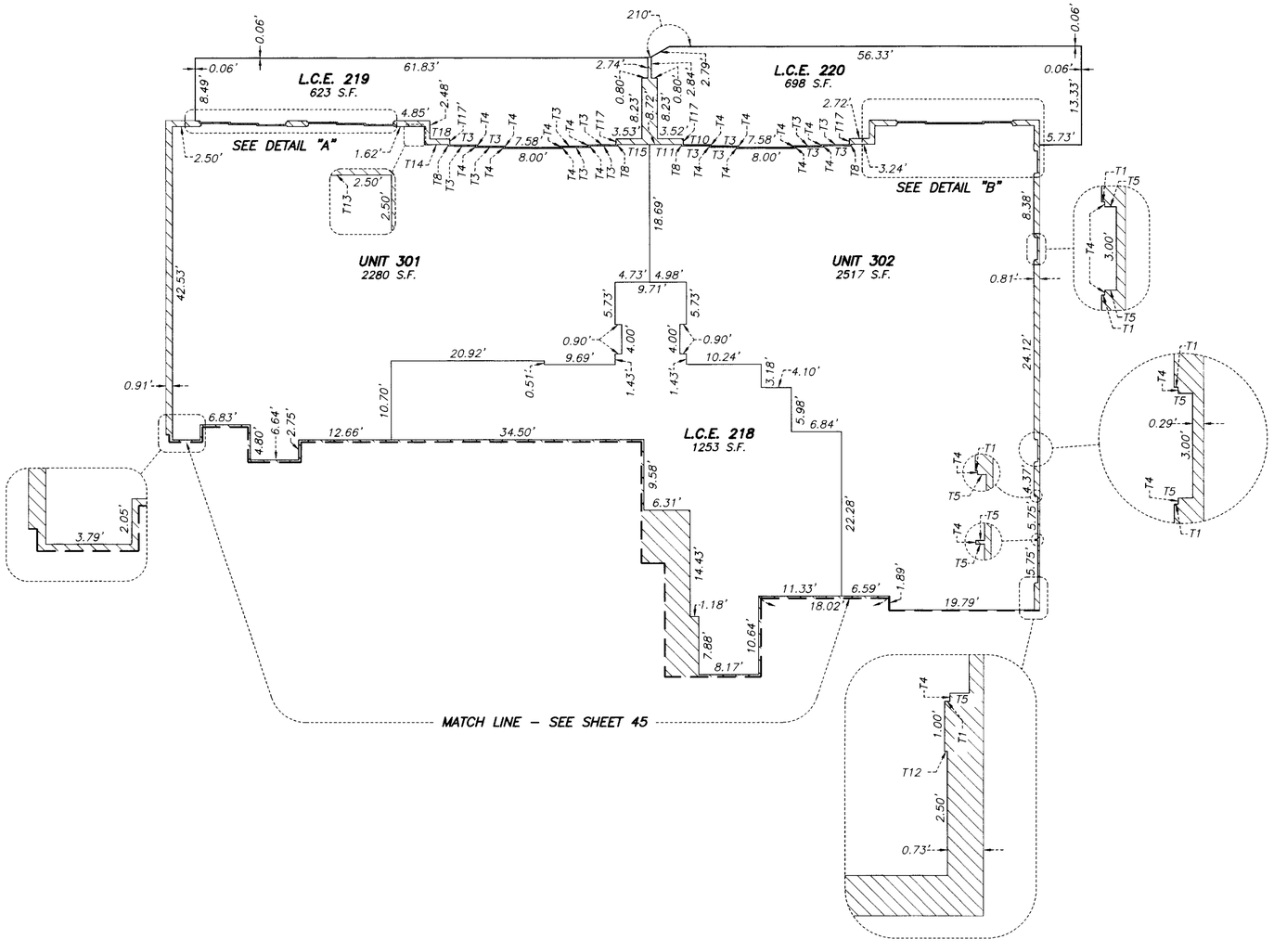
SOUTH TOWER FLOOR PLAN – SP4 UNITS

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL







TAG	DISTANCE
T1	0.10'
T2	0.18'
T3	3.79'
T4	0.17'
T5	0.40'
T6	0.33'
T7	0.62'
T8	0.21'
T9	4.17'
T10	3.77'
T11	4.34'
T12	0.05'
T13	0.02'
T14	3.21'
T15	4.38'
T16	0.29'
T17	0.82'
T18	2.69'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

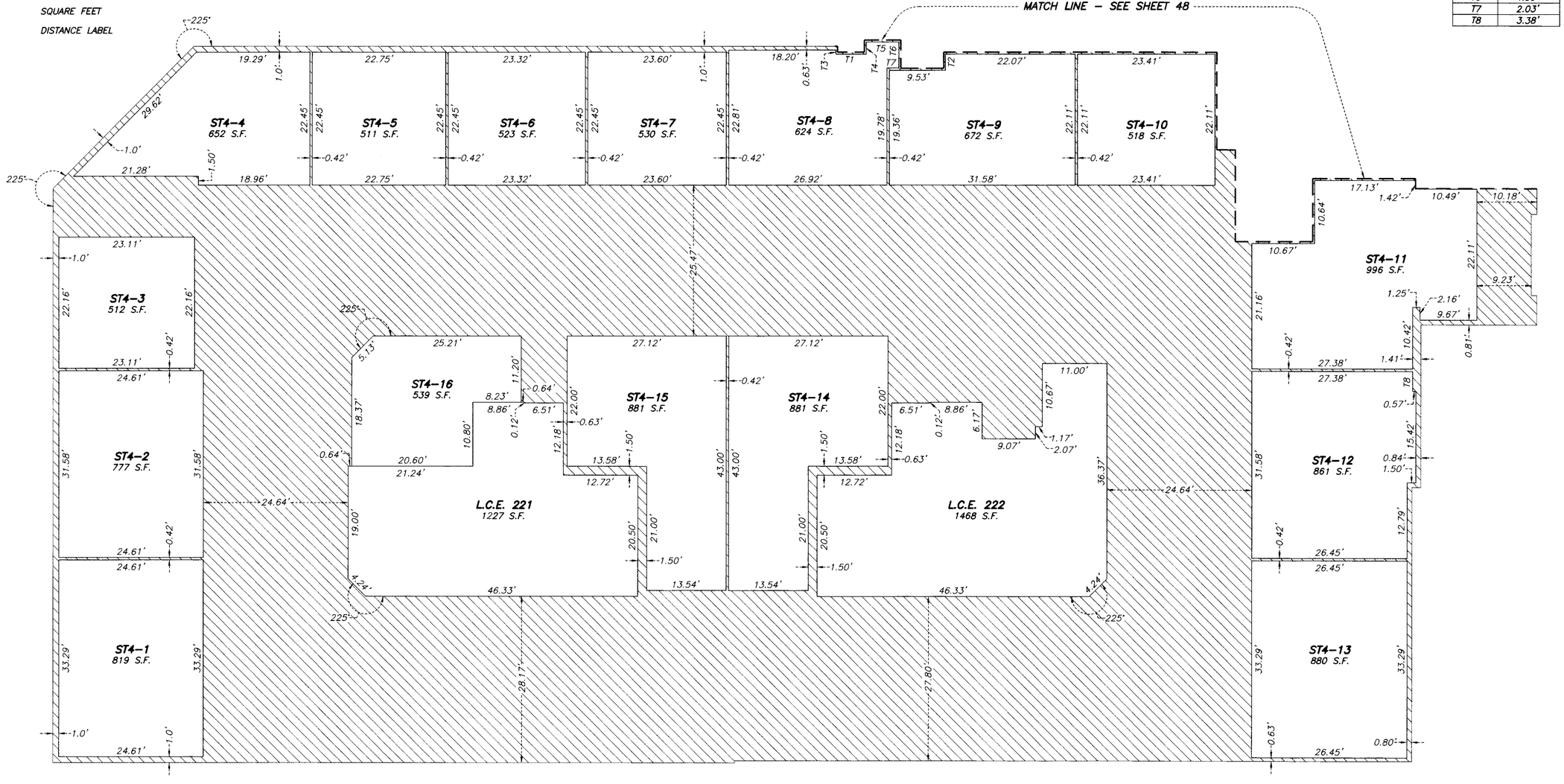
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – SP3 GARAGES

LEGEND	
———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
ST1–1	GARAGE DESIGNATION
S.F.	SQUARE FEET
T1	DISTANCE LABEL

TAG	DISTANCE
T1	5.19'
T2	2.75'
T3	0.70'
T4	2.05'
T5	5.56'
T6	4.39'
T7	2.03'
T8	3.38'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR
JASON G. KLINE
Exp. 6/30/25
NO. 17827
STATE OF NEVADA
5-22-24

WWD–21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

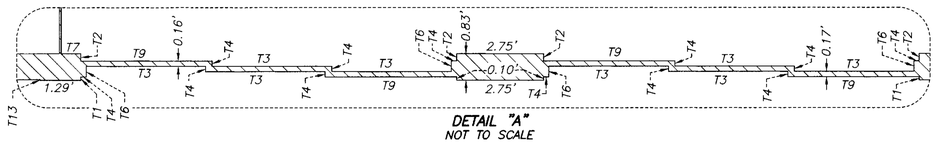
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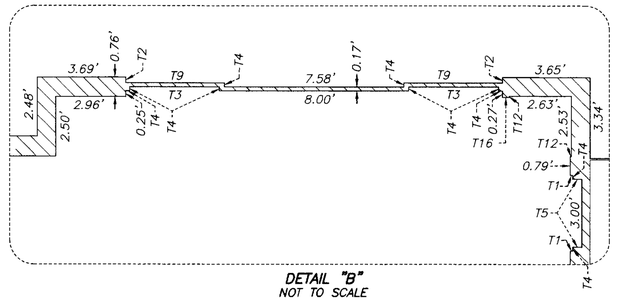
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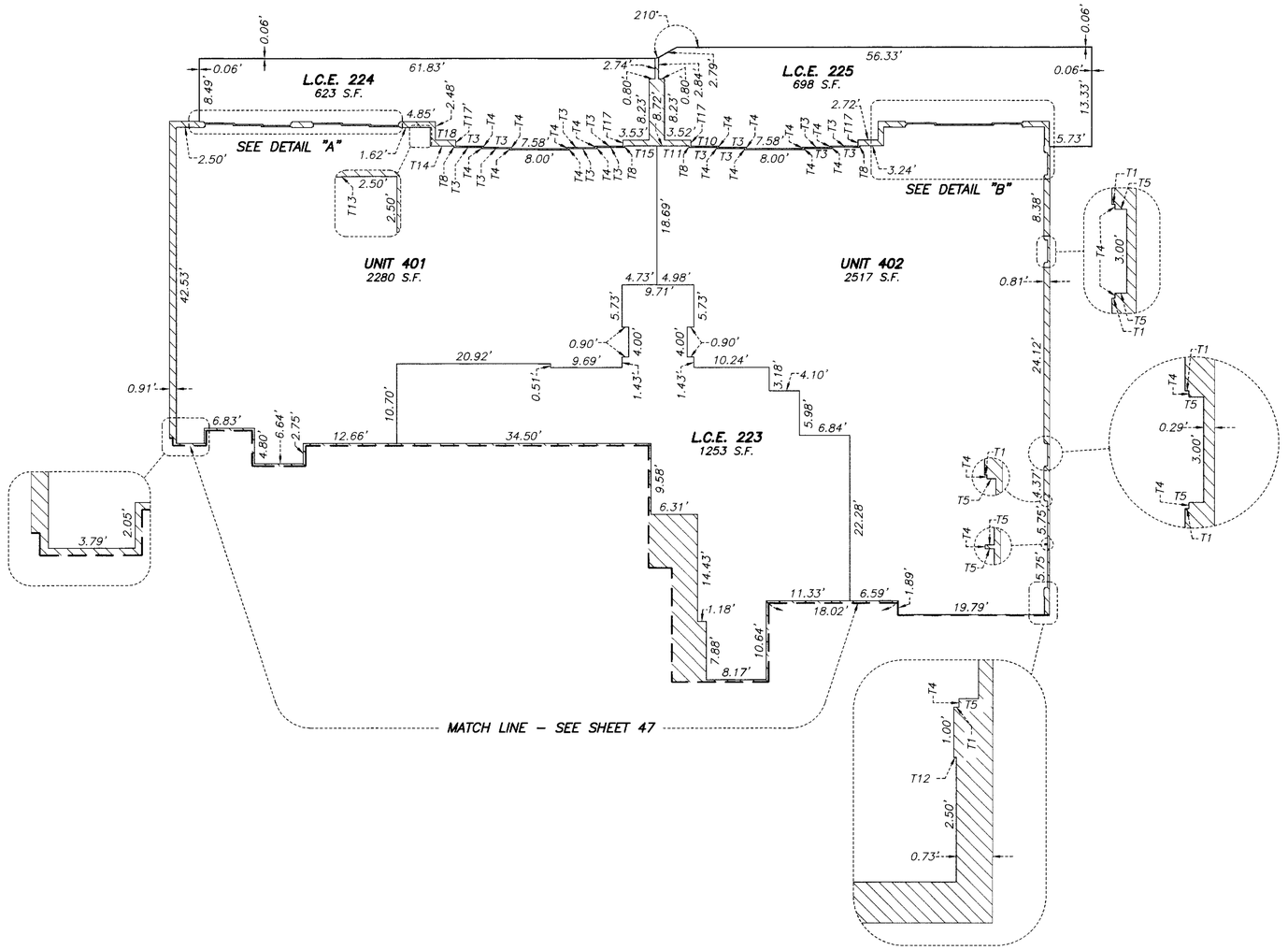
SOUTH TOWER FLOOR PLAN – SP3 UNITS

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL







TAG	DISTANCE
T1	0.10'
T2	0.18'
T3	3.79'
T4	0.17'
T5	0.40'
T6	0.33'
T7	0.62'
T8	0.21'
T9	4.17'
T10	3.77'
T11	4.34'
T12	0.05'
T13	0.02'
T14	3.21'
T15	4.38'
T16	0.29'
T17	0.82'
T18	2.69'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
Exp. 6/30/25
NO. 17827
5-22-24

WWD–21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

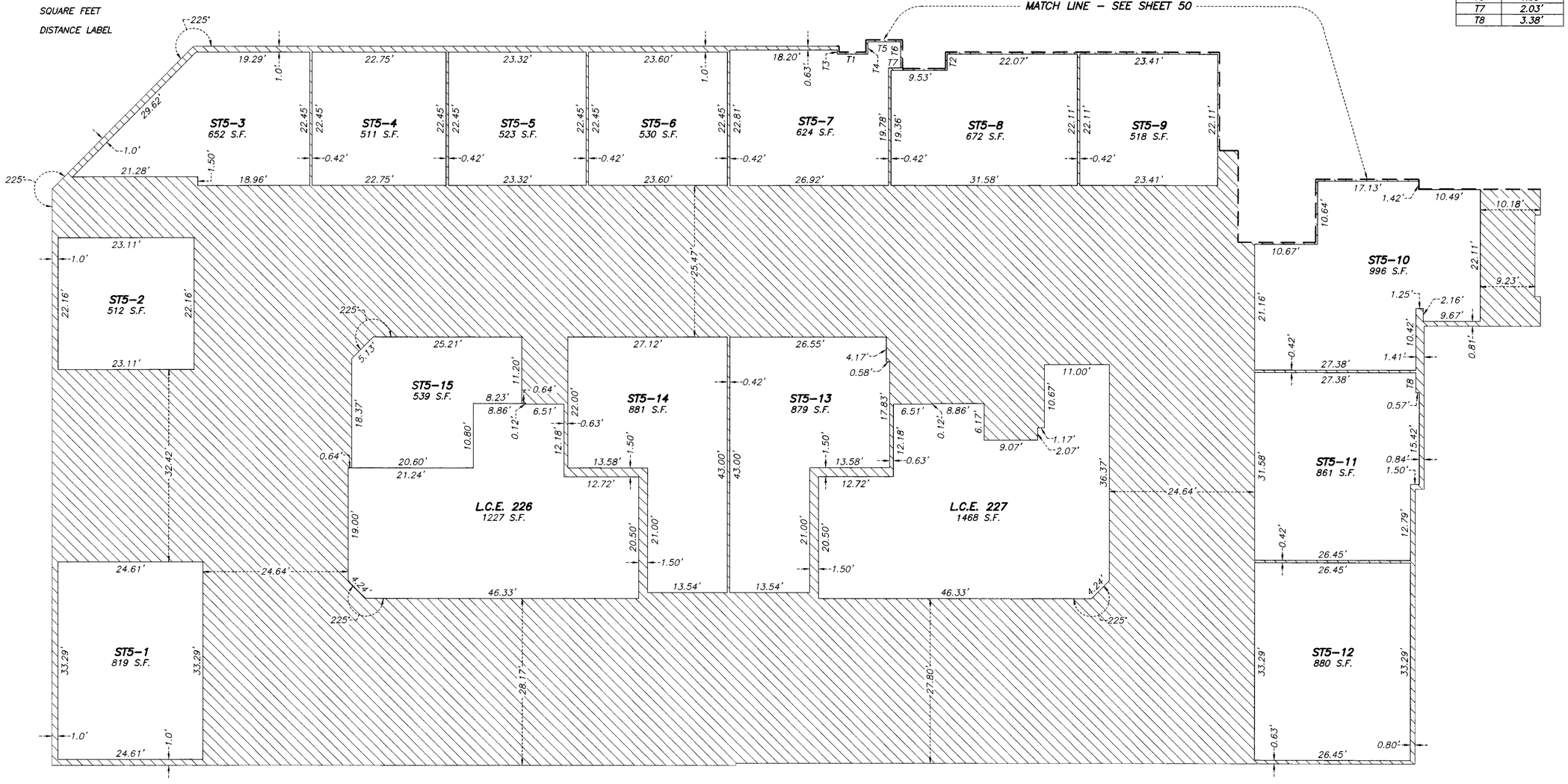
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – SP2 GARAGES

LEGEND	
	UNIT OR L.C.E. LIMITS
	MATCH LINE
	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
ST1–1	GARAGE DESIGNATION
S.F.	SQUARE FEET
T1	DISTANCE LABEL

TAG	DISTANCE
T1	5.19'
T2	2.75'
T3	0.70'
T4	2.05'
T5	5.56'
T6	4.39'
T7	2.03'
T8	3.38'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · JASON G. KLINE · Exp. 6/30/25 · NO. 17827

5-22-24

WWD–21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

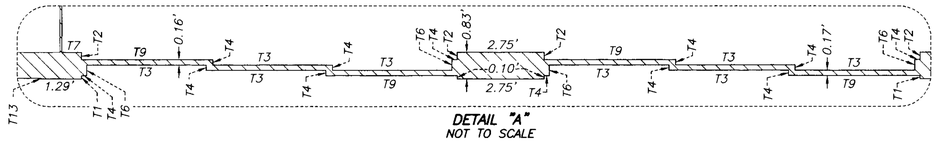
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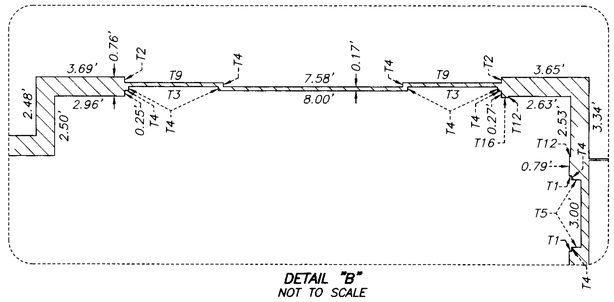
NOTE: SEE SHEET 72 FOR PROJECT NOTES.

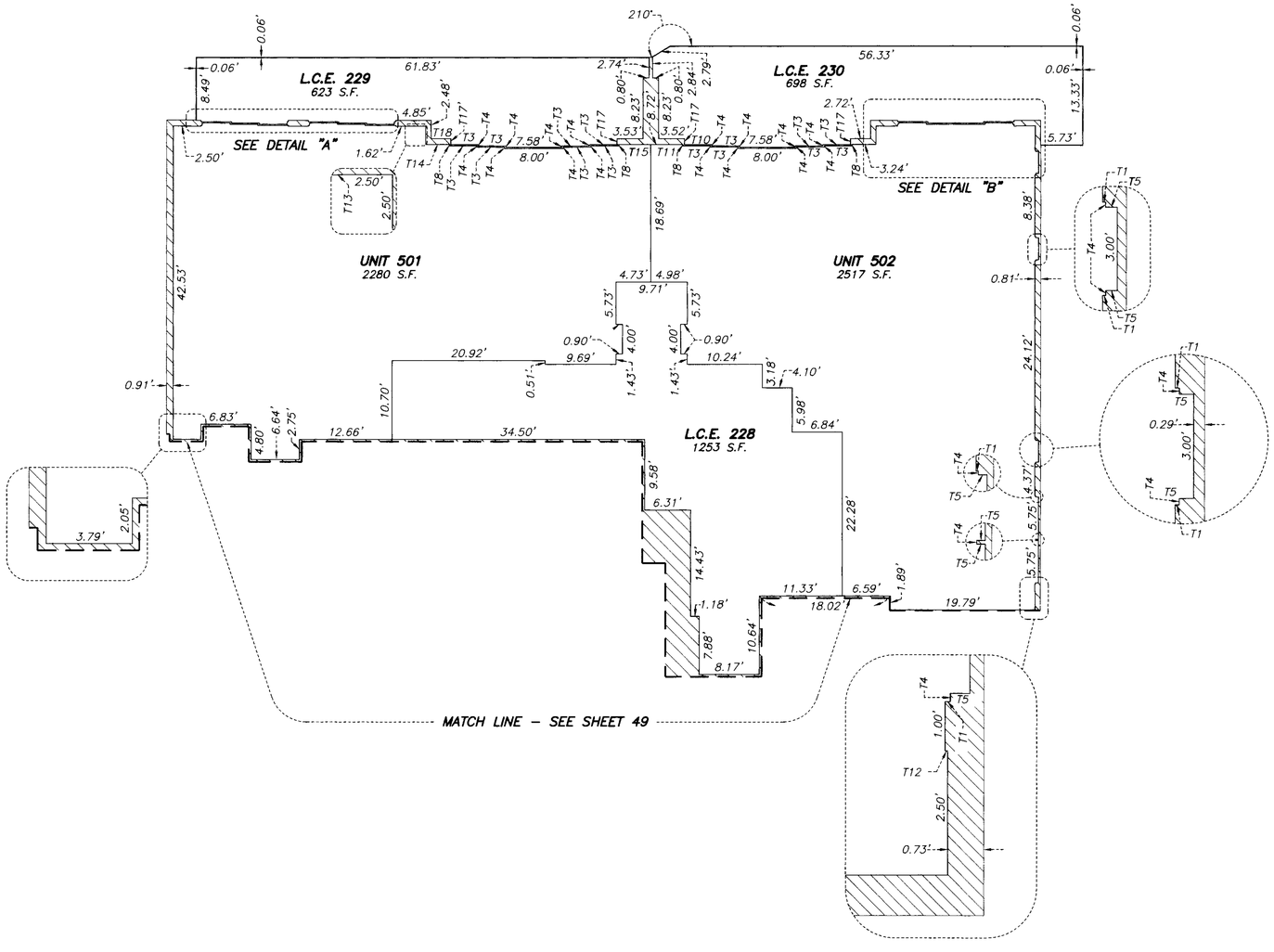
SOUTH TOWER FLOOR PLAN – SP2 UNITS

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — — —	MATCH LINE
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL







TAG	DISTANCE
T1	0.10'
T2	0.18'
T3	3.79'
T4	0.17'
T5	0.40'
T6	0.33'
T7	0.62'
T8	0.21'
T9	4.17'
T10	3.77'
T11	4.34'
T12	0.05'
T13	0.02'
T14	3.21'
T15	4.38'
T16	0.29'
T17	0.82'
T18	2.69'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

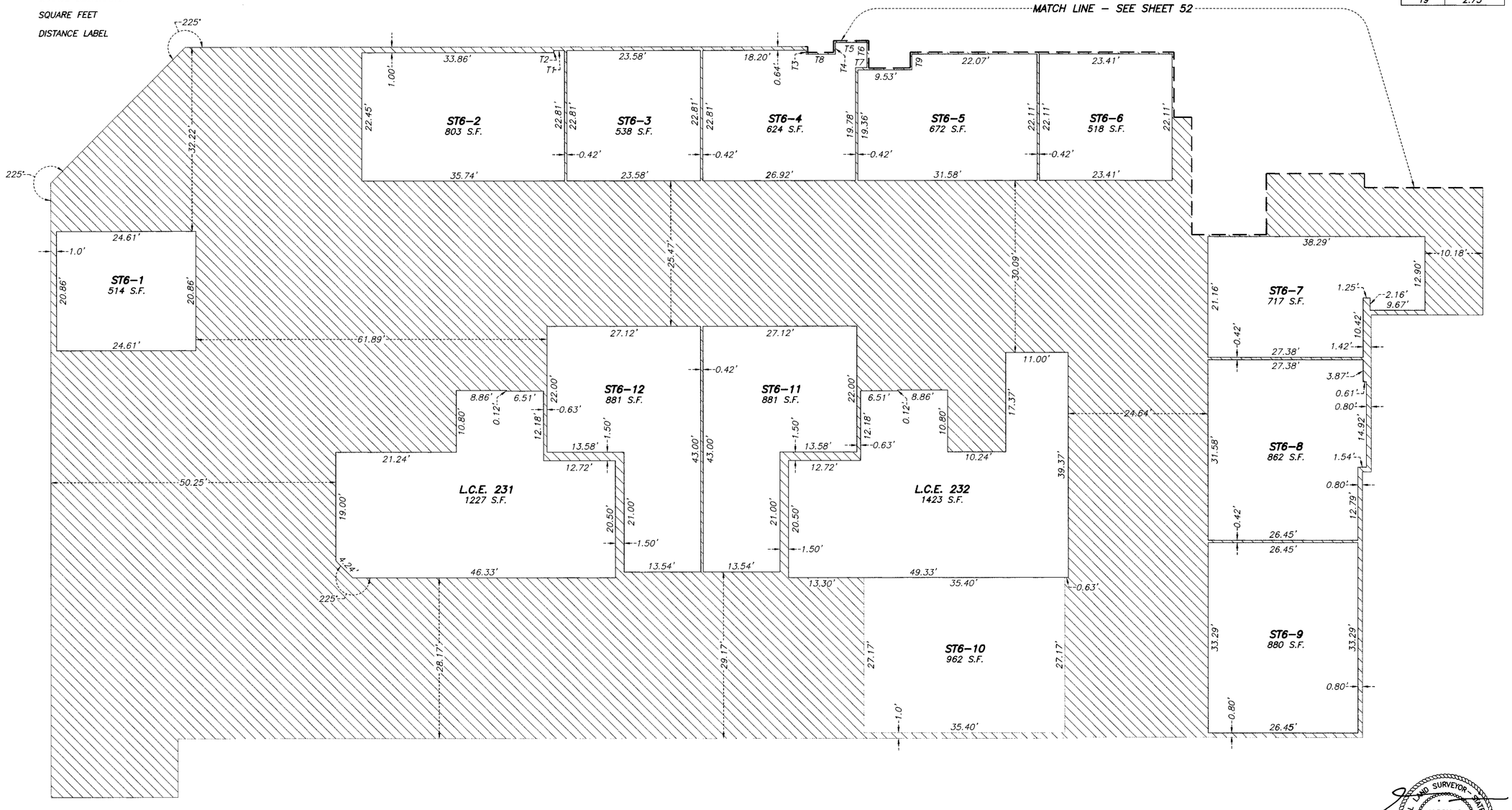
BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 72
FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – SP1 GARAGES

LEGEND	
	UNIT OR L.C.E. LIMITS
	MATCH LINE
	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
ST1–1	GARAGE DESIGNATION
S.F.	SQUARE FEET
T1	DISTANCE LABEL

TAG	DISTANCE
T1	1.88'
T2	0.36'
T3	0.70'
T4	2.05'
T5	5.56'
T6	4.39'
T7	2.03'
T8	5.19'
T9	2.75'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

WWD–21181

SHEET 51 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

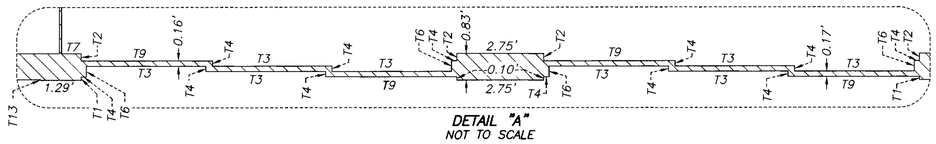
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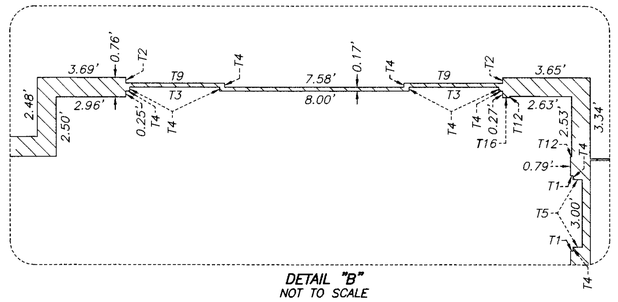
NOTE: SEE SHEET 72
FOR PROJECT NOTES.

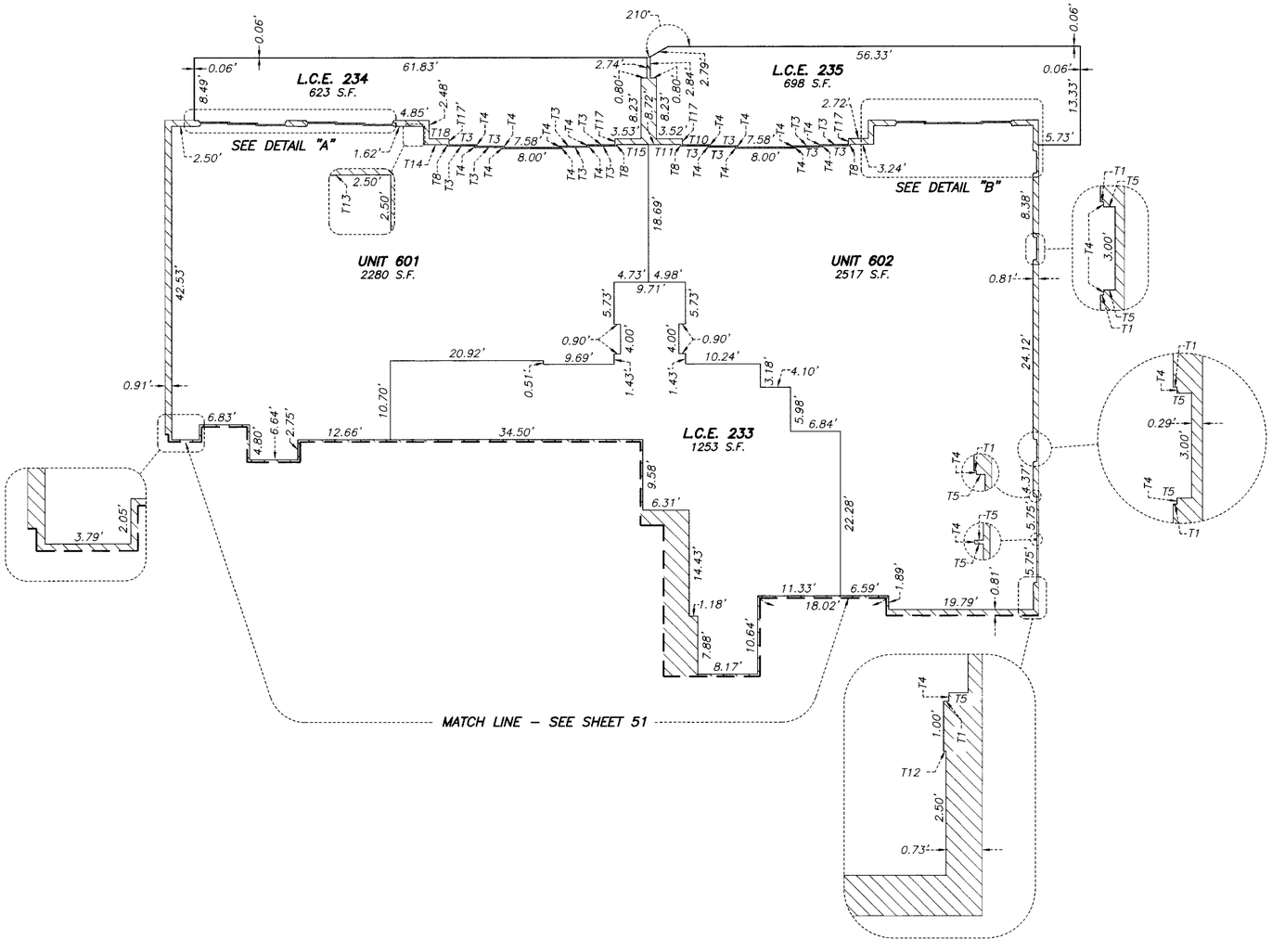
SOUTH TOWER FLOOR PLAN – SP1 UNITS

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL







TAG	DISTANCE
T1	0.10'
T2	0.18'
T3	3.79'
T4	0.17'
T5	0.40'
T6	0.33'
T7	0.62'
T8	0.21'
T9	4.17'
T10	3.77'
T11	4.34'
T12	0.05'
T13	0.02'
T14	3.21'
T15	4.38'
T16	0.29'
T17	0.82'
T18	2.69'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

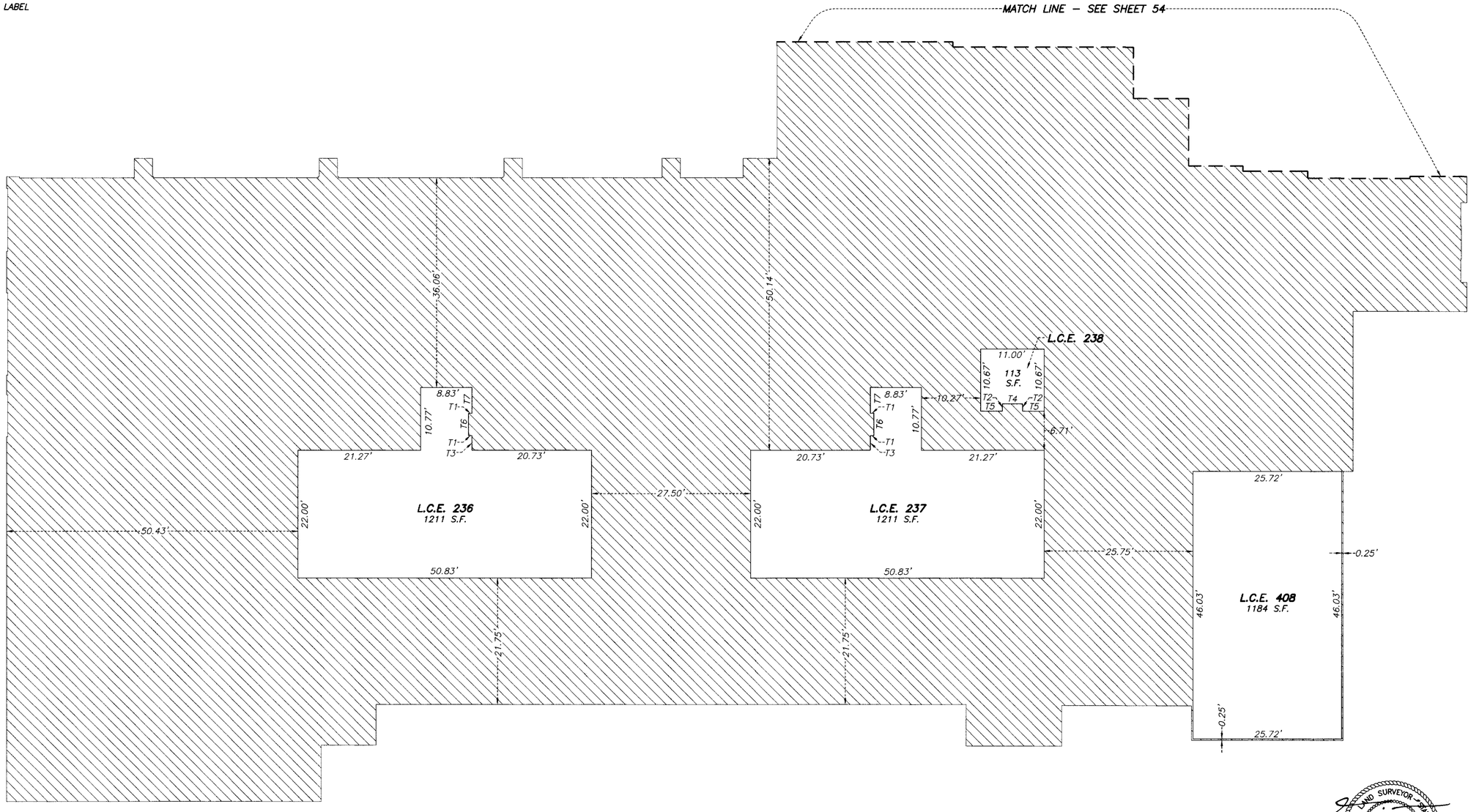
A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 72 FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – S1 AMENITIES

LEGEND	
———	UNIT OR L.C.E. LIMITS
— — — — —	MATCH LINE
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.60'
T2	1.25'
T3	2.50'
T4	3.50'
T5	3.75'
T6	3.83'
T7	4.44'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

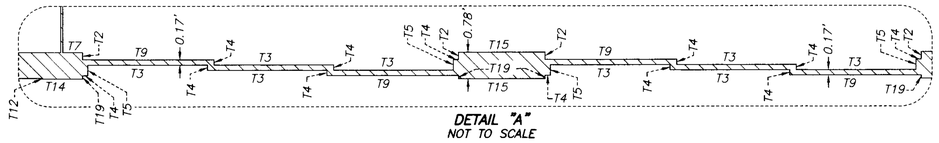
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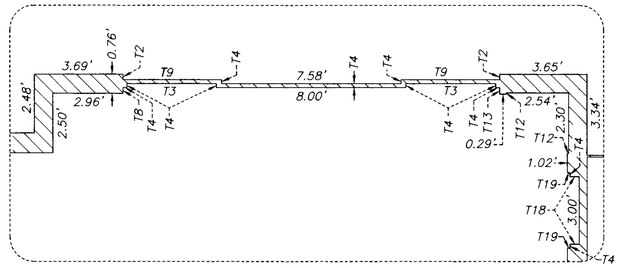
NOTE: SEE SHEET 72
FOR PROJECT NOTES.

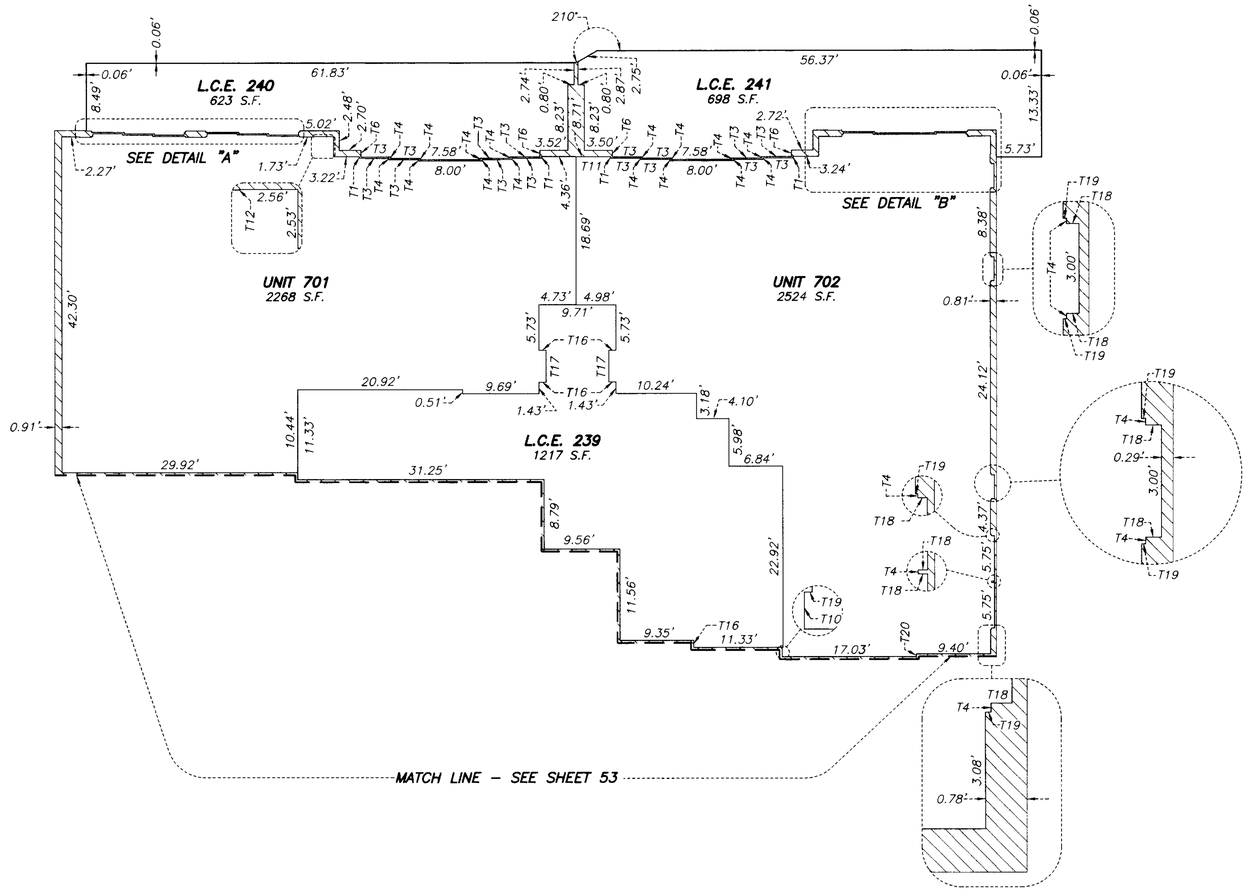
SOUTH TOWER FLOOR PLAN – S1 UNITS

LEGEND

———	UNIT OR L.C.E. LIMITS
— — — —	MATCH LINE
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL







TAG	DISTANCE
T1	0.21'
T2	0.18'
T3	3.79'
T4	0.17'
T5	0.33'
T6	0.82'
T7	0.62'
T8	0.25'
T9	4.17'
T10	1.19'
T11	4.34'
T12	0.05'
T13	0.27'
T14	1.52'
T15	2.58'
T16	0.90'
T17	4.00'
T18	0.40'
T19	0.10'
T20	0.35'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
NO. 17827
Exp. 6/30/25

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

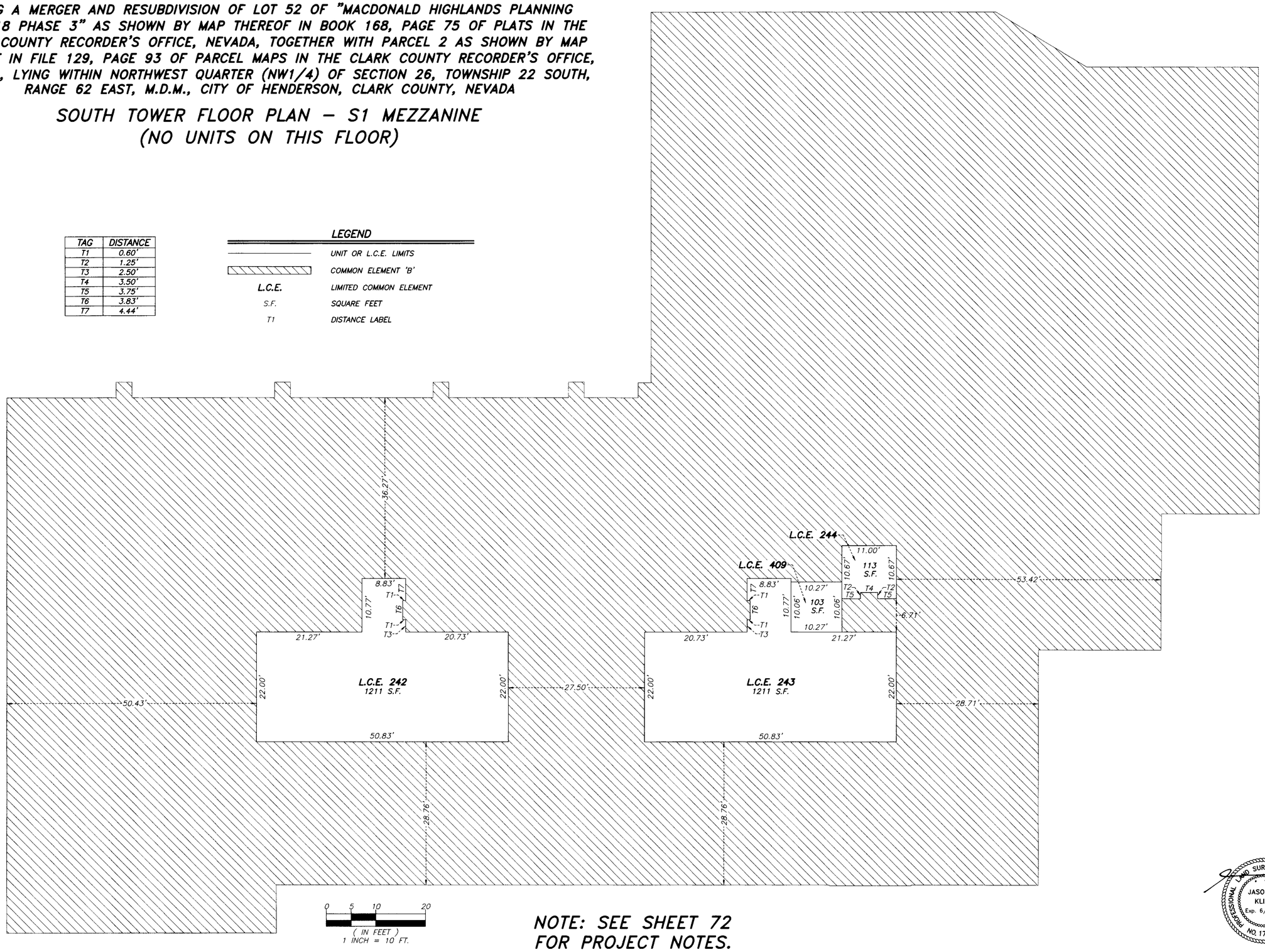
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SOUTH TOWER FLOOR PLAN – S1 MEZZANINE
(NO UNITS ON THIS FLOOR)

TAG	DISTANCE
T1	0.60'
T2	1.25'
T3	2.50'
T4	3.50'
T5	3.75'
T6	3.83'
T7	4.44'

LEGEND

	UNIT OR L.C.E. LIMITS
	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

NOTE: SEE SHEET 72 FOR PROJECT NOTES.

PROFESSIONAL LAND SURVEYOR
JASON G. KLINE
Exp. 6/30/25
STATE OF NEVADA
NO. 17827

5-22-24

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SHEET 55 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

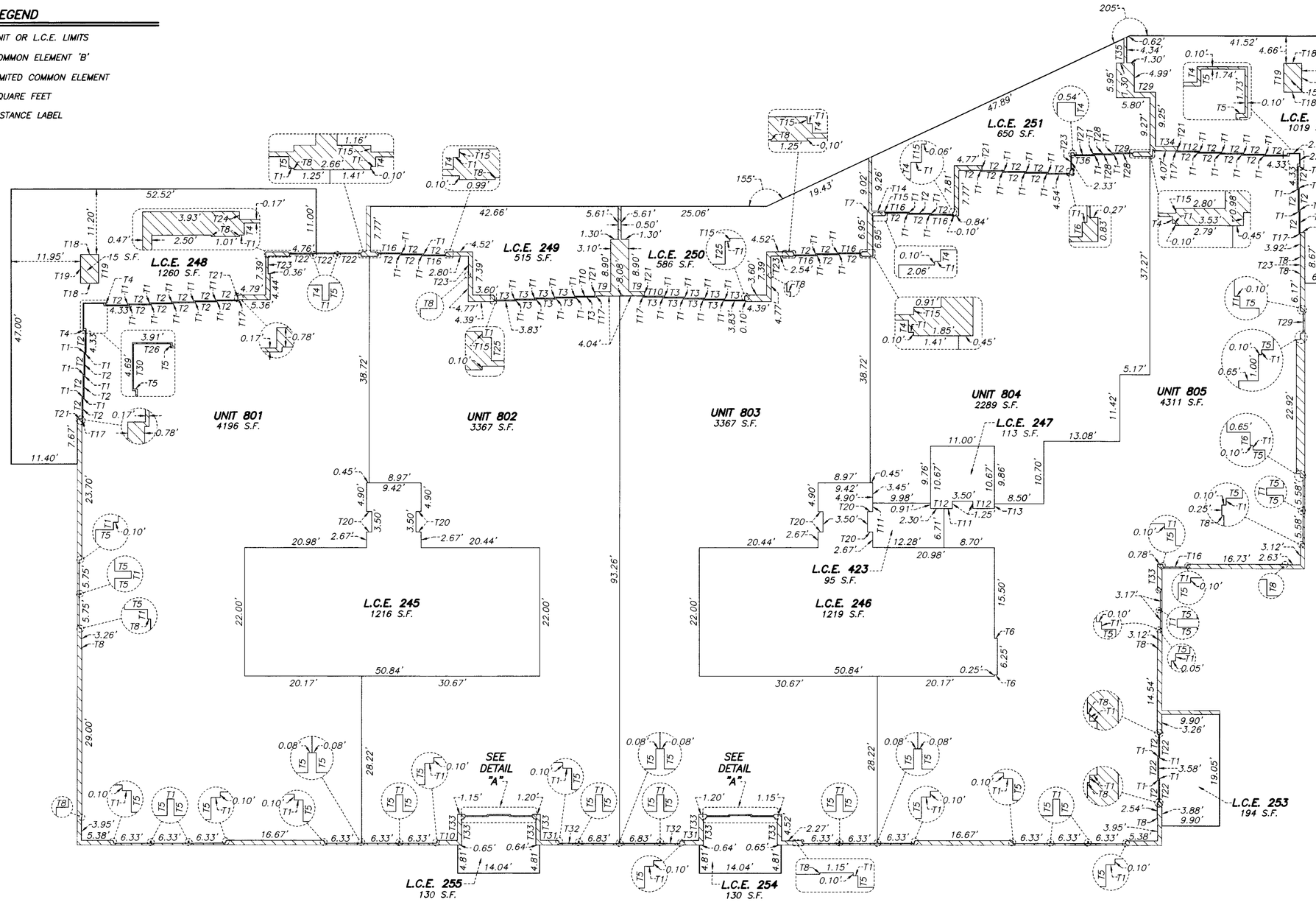
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – S2

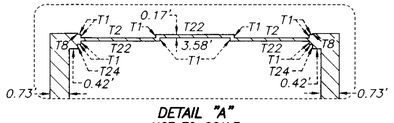
LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.11'
T36	3.96'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.



PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
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SHEET 56 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

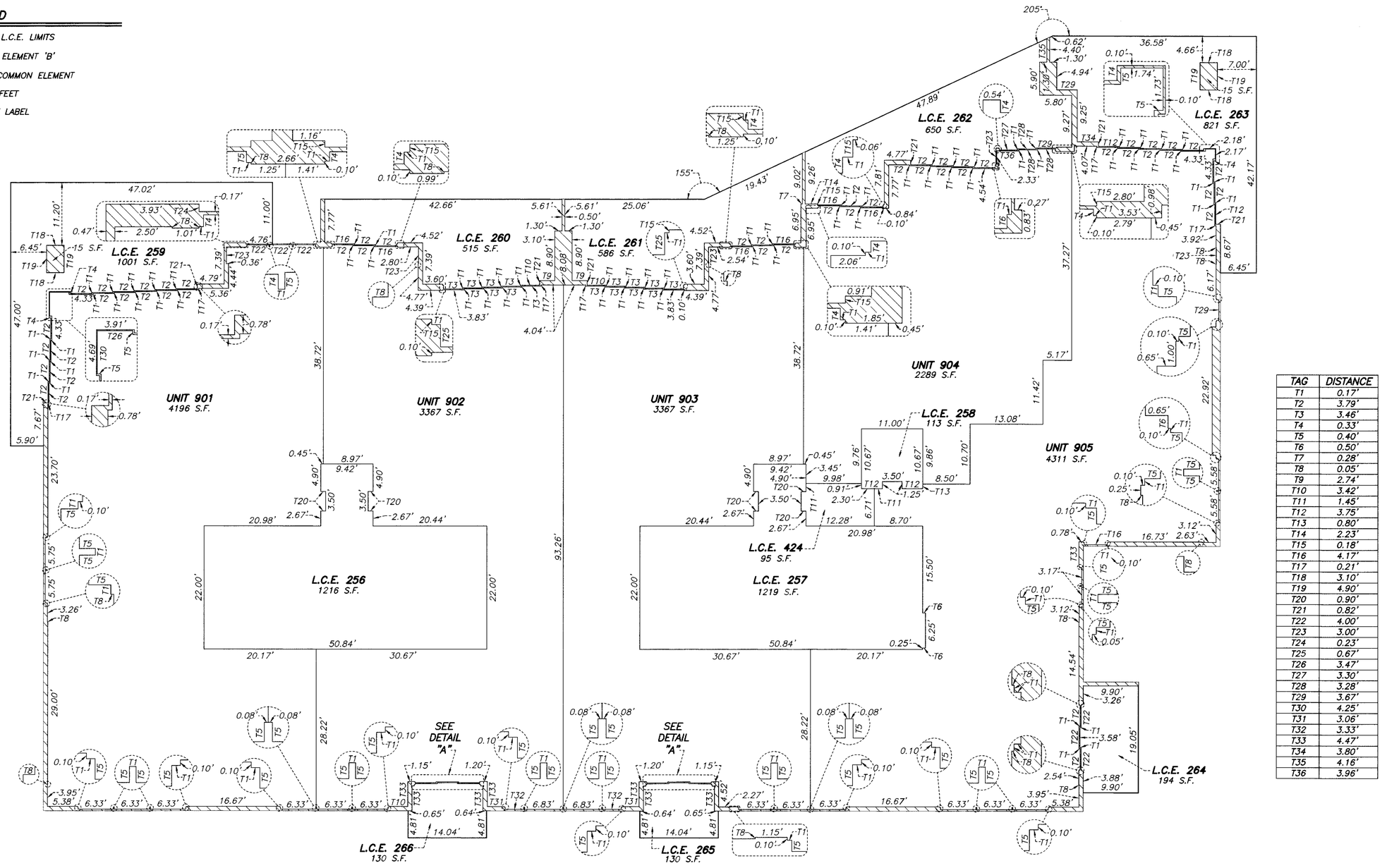
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

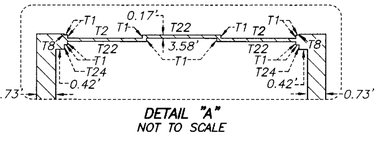
SOUTH TOWER FLOOR PLAN – S3

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10' FT.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

WWD-21181

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

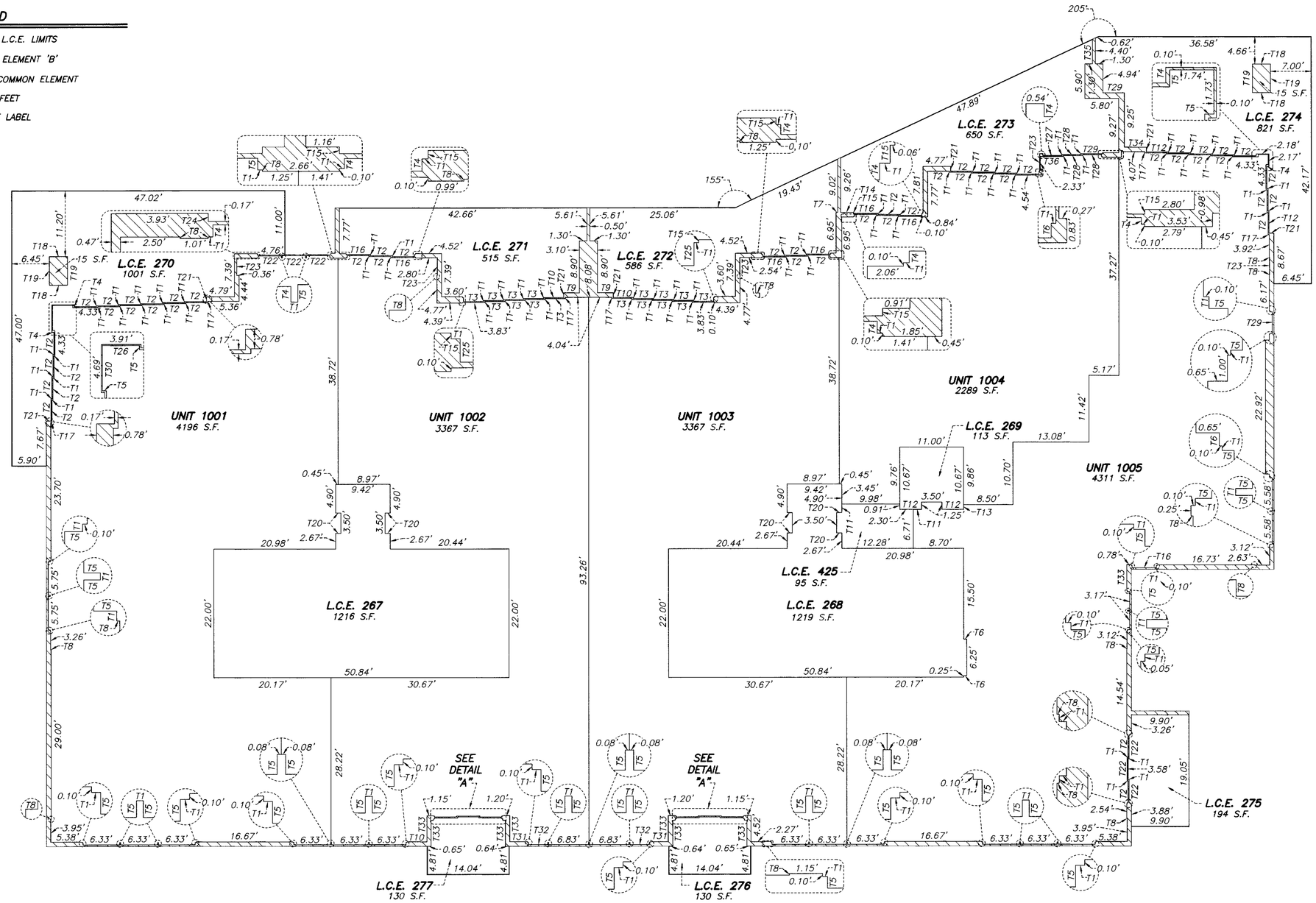
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

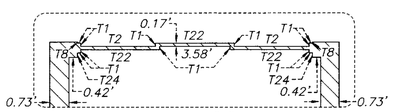
SOUTH TOWER FLOOR PLAN – S4

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



DETAIL "A"
NOT TO SCALE

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR
JASON G. KLINE
Exp. 6/30/25
NO. 17827
STATE OF NEVADA

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

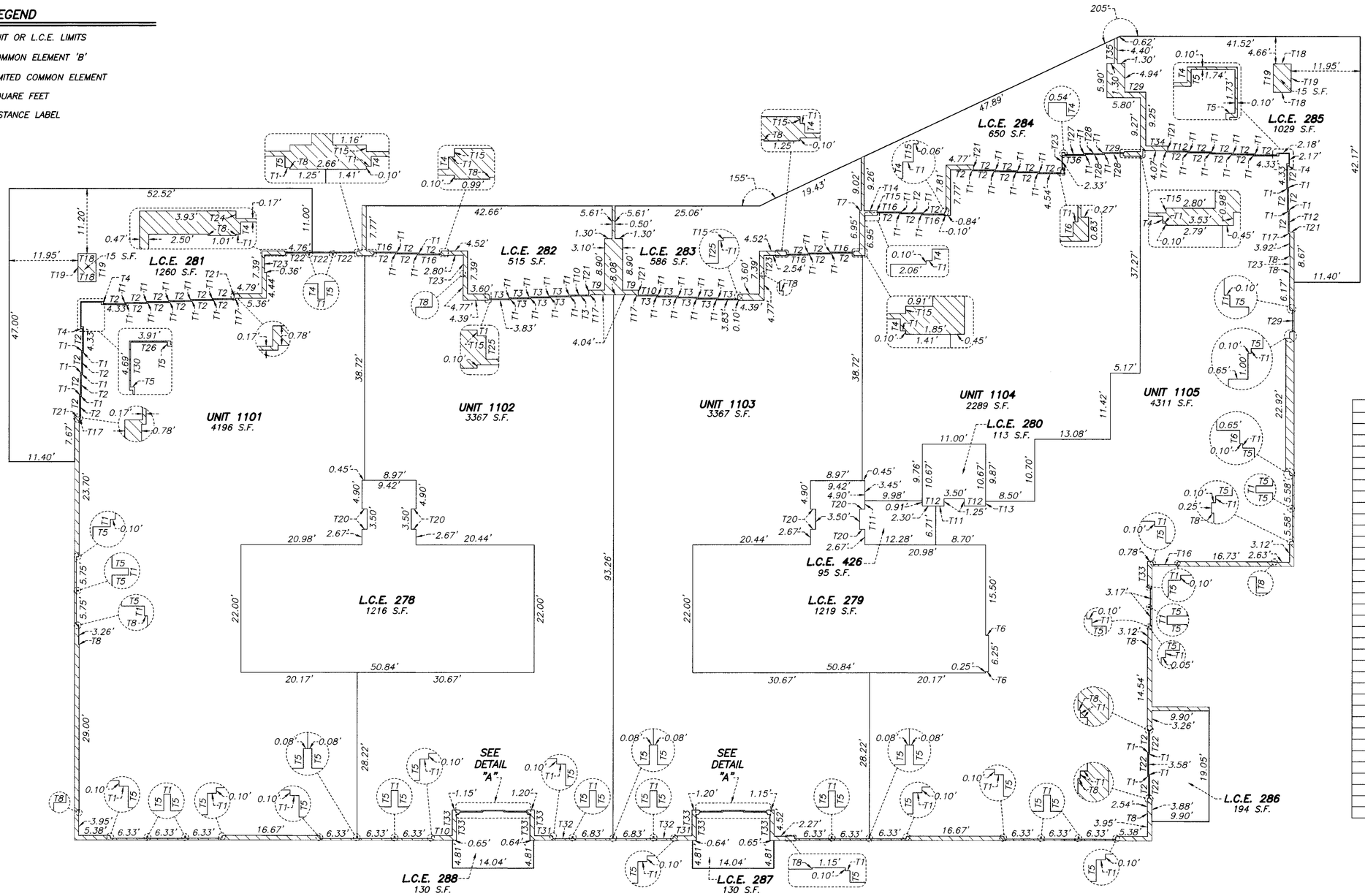
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

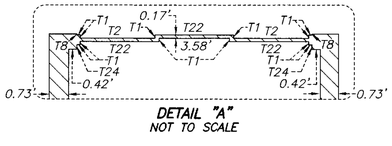
SOUTH TOWER FLOOR PLAN – S5

LEGEND

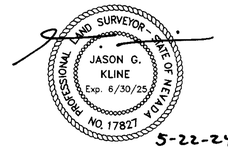
———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.



5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

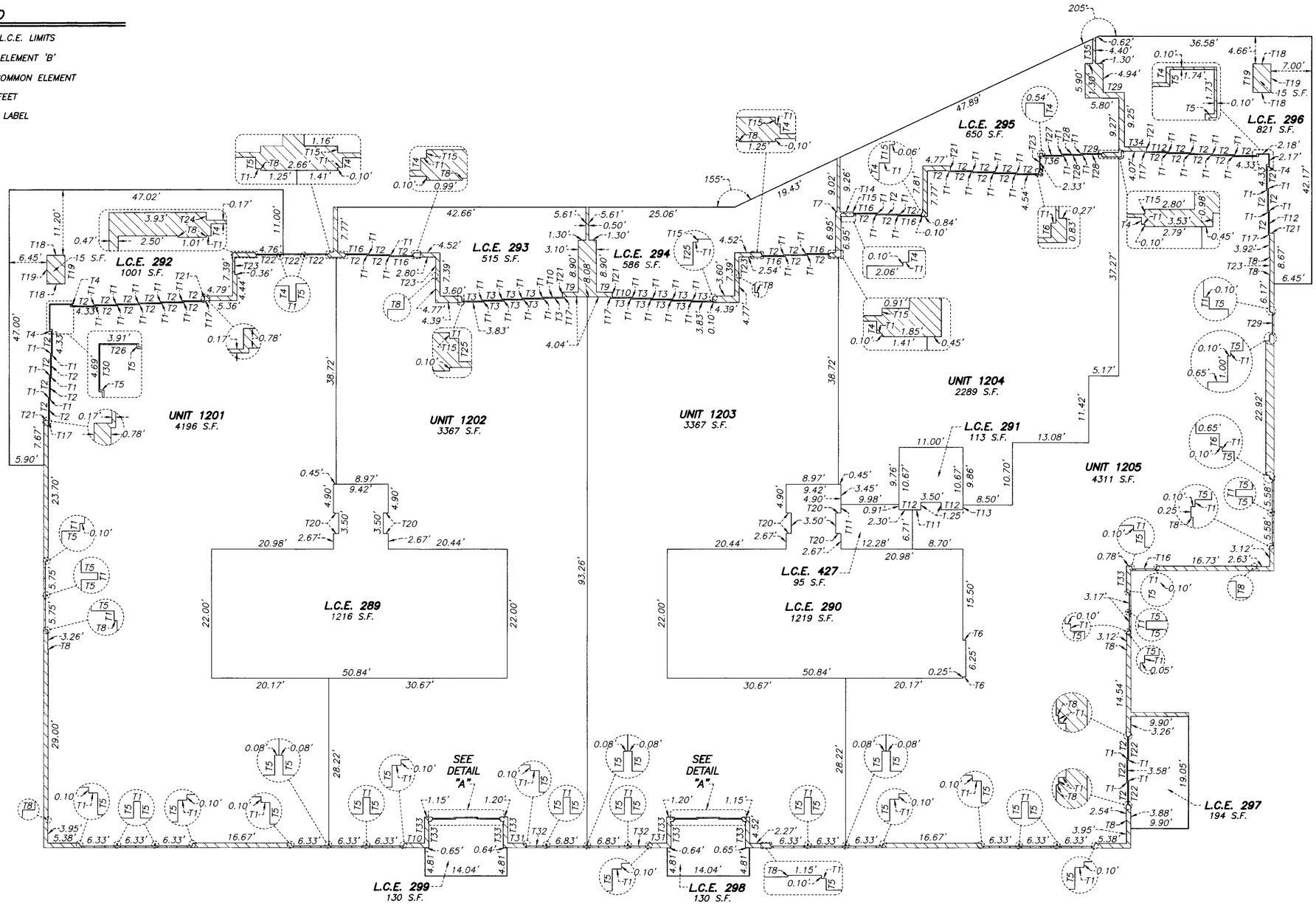
BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 72
FOR PROJECT NOTES.

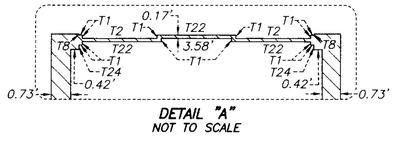
SOUTH TOWER FLOOR PLAN – S6

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
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T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
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0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

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SHEET 60 OF 72

BOOK 172 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

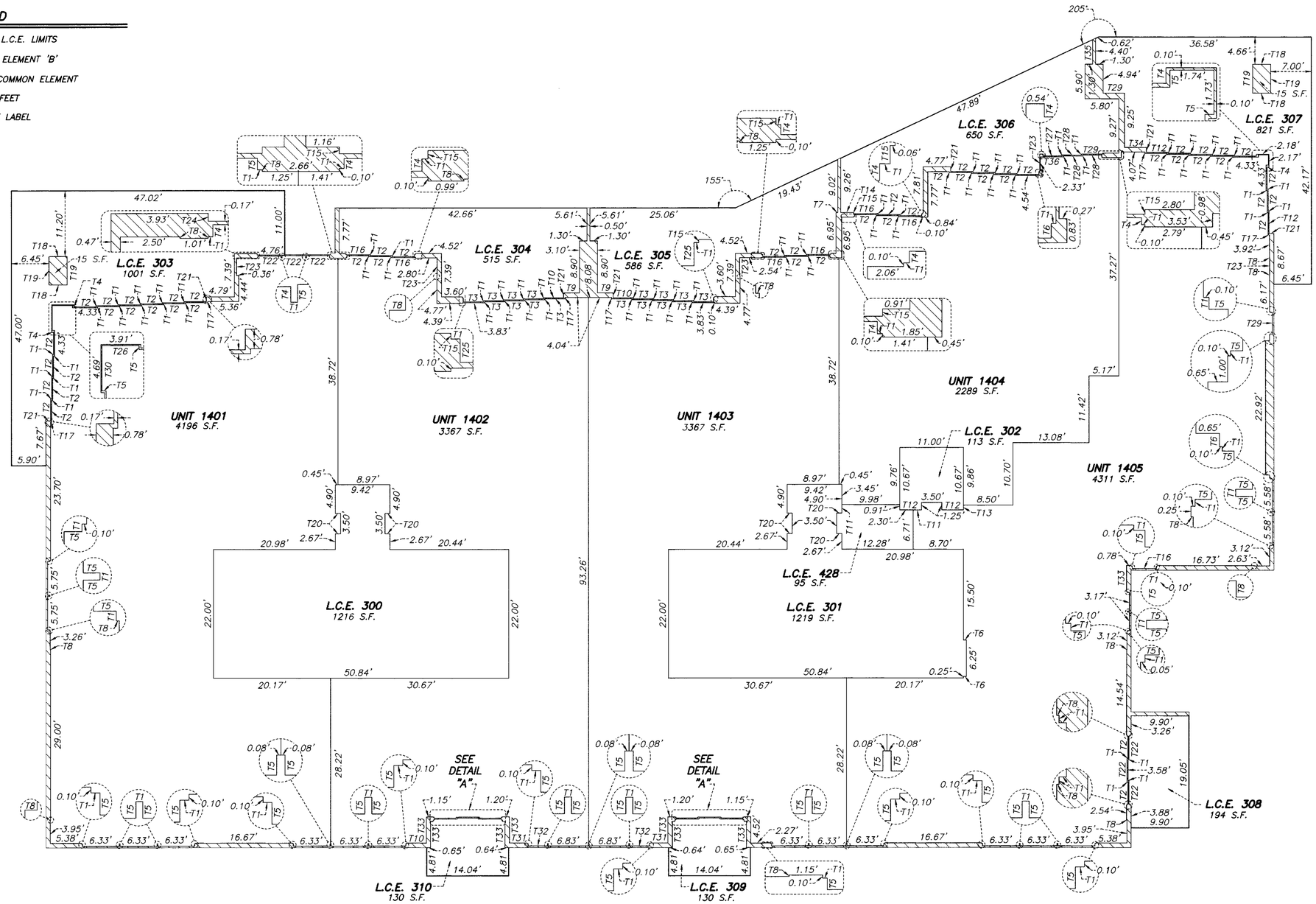
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

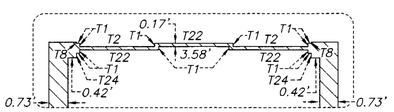
SOUTH TOWER FLOOR PLAN – S7

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
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T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

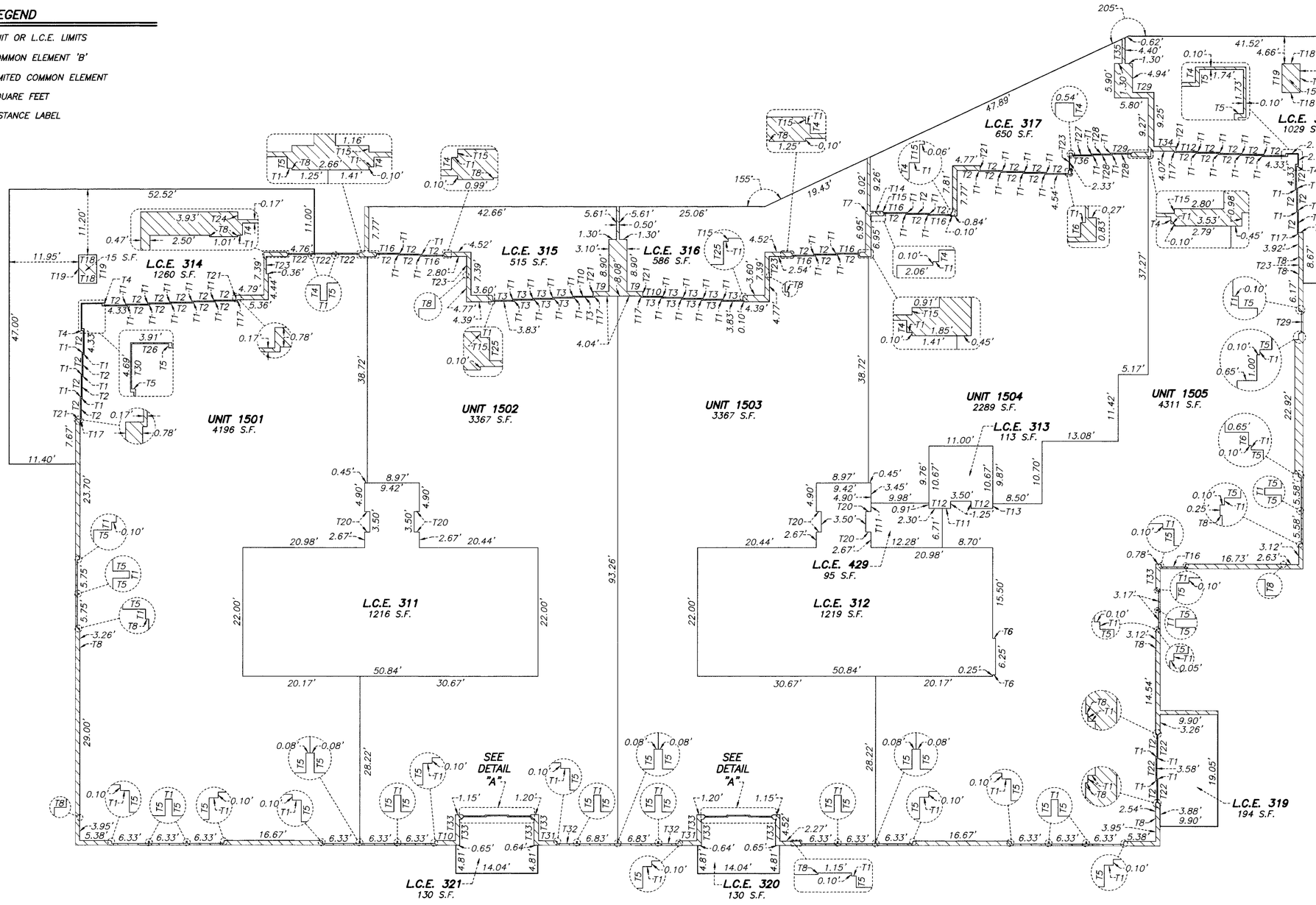
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

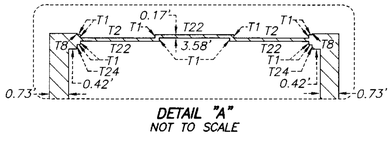
SOUTH TOWER FLOOR PLAN – S8

LEGEND

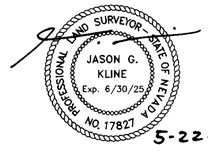
———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



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T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.



5-22-24

WWD-21181

SHEET 62 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

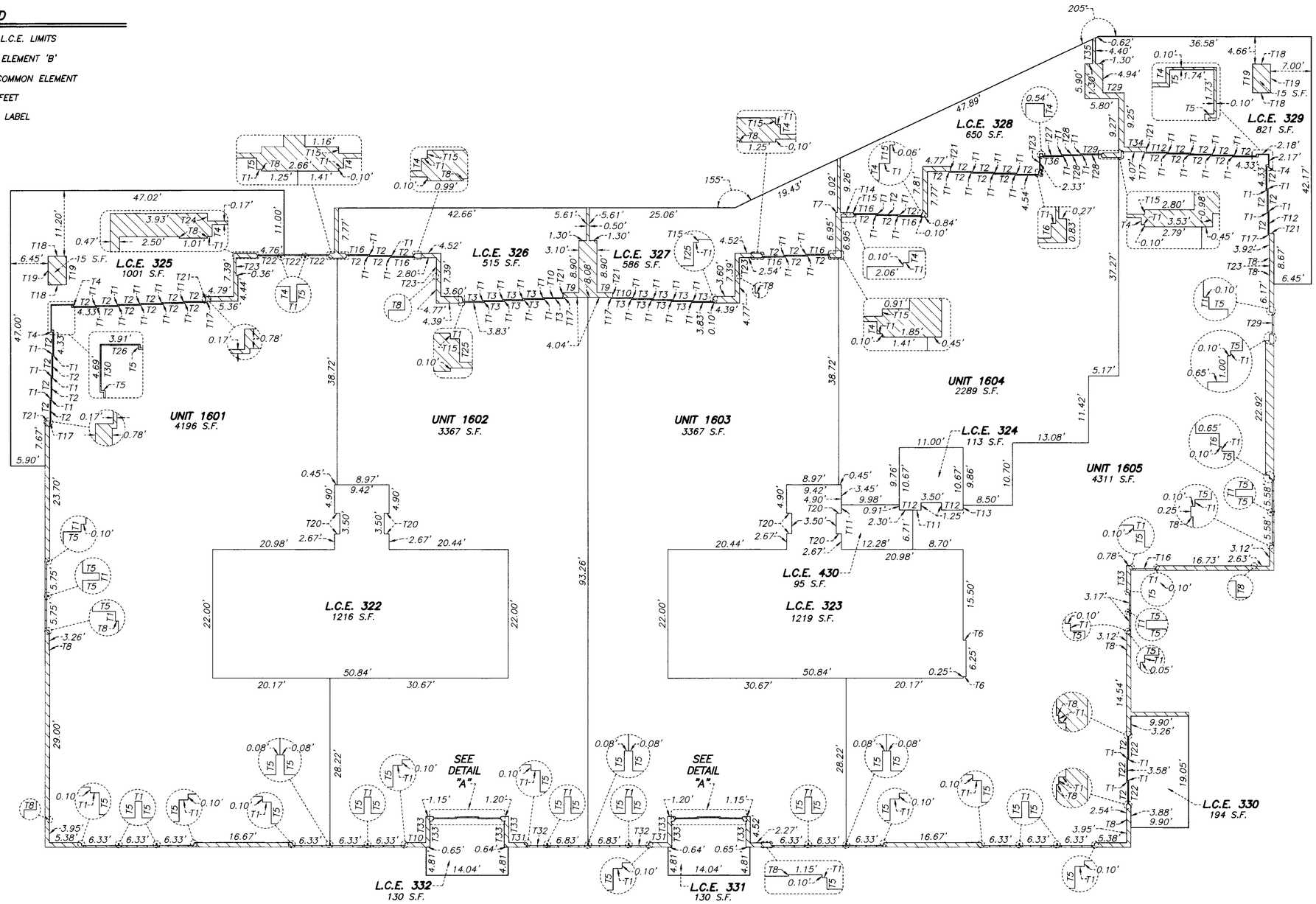
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

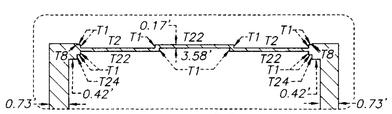
SOUTH TOWER FLOOR PLAN – S9

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
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T10	3.42'
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T12	3.75'
T13	0.80'
T14	2.23'
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T16	4.17'
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T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
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T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · JASON G. KLINE Exp. 6/30/25 NO. 17827

5-22-24

WWD-21181

SHEET 63 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

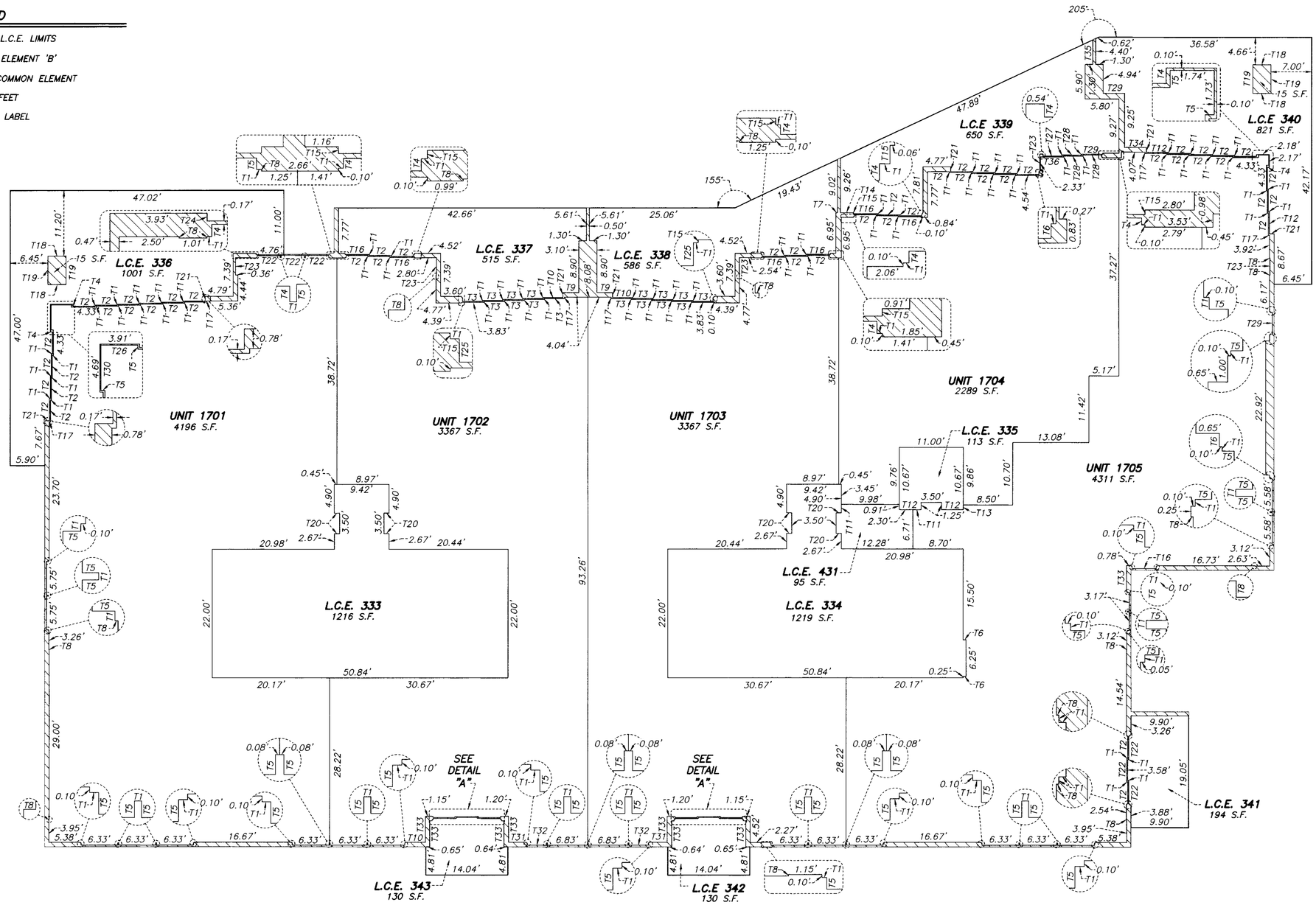
A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

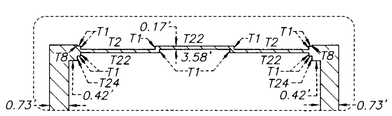
NOTE: SEE SHEET 72
FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – S10

LEGEND	
———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
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T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
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T31	3.06'
T32	3.33'
T33	4.47'
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T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · JASON G. KLINE · Exp. 6/30/25 · NO. 17827

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

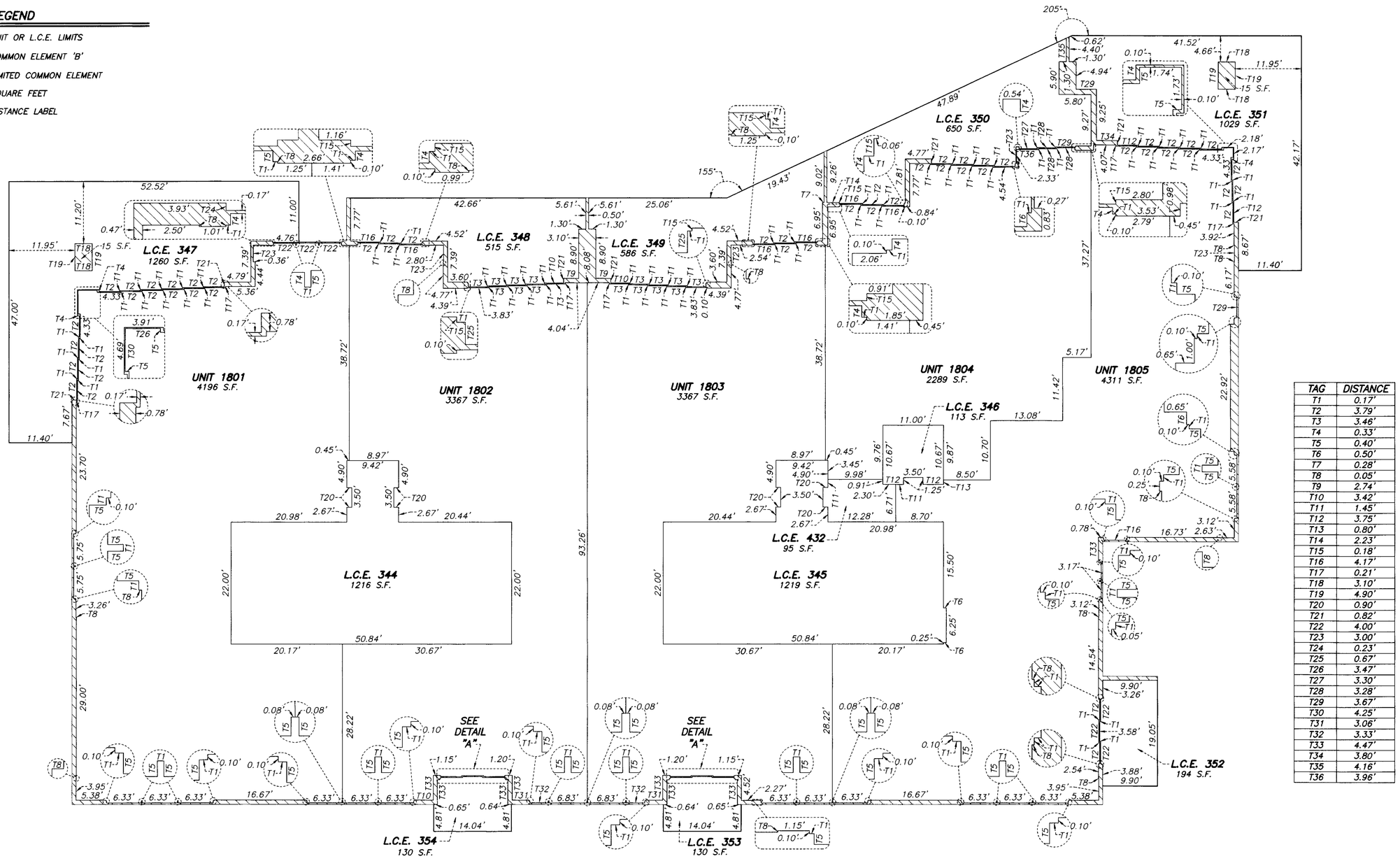
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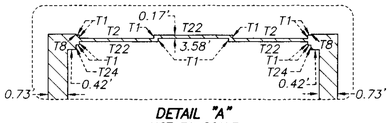
SOUTH TOWER FLOOR PLAN – S11

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
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T18	3.10'
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T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
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T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10' FT.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

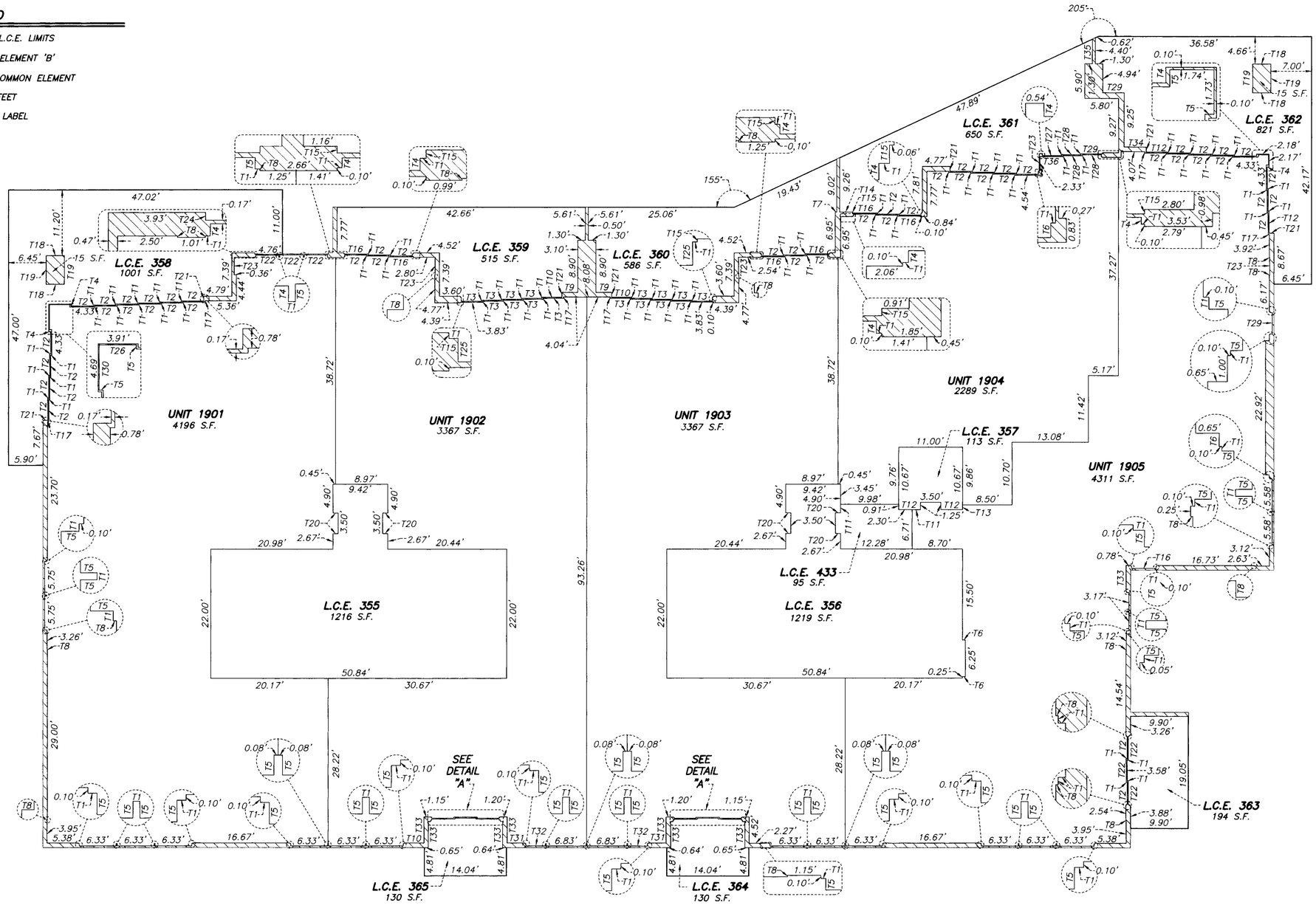
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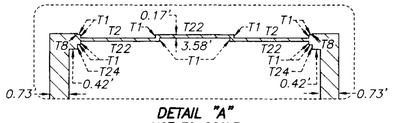
SOUTH TOWER FLOOR PLAN – S12

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
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T22	4.00'
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T24	0.23'
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0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · JASON G. KLINE · Exp. 6/30/25 · NO. 17827

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

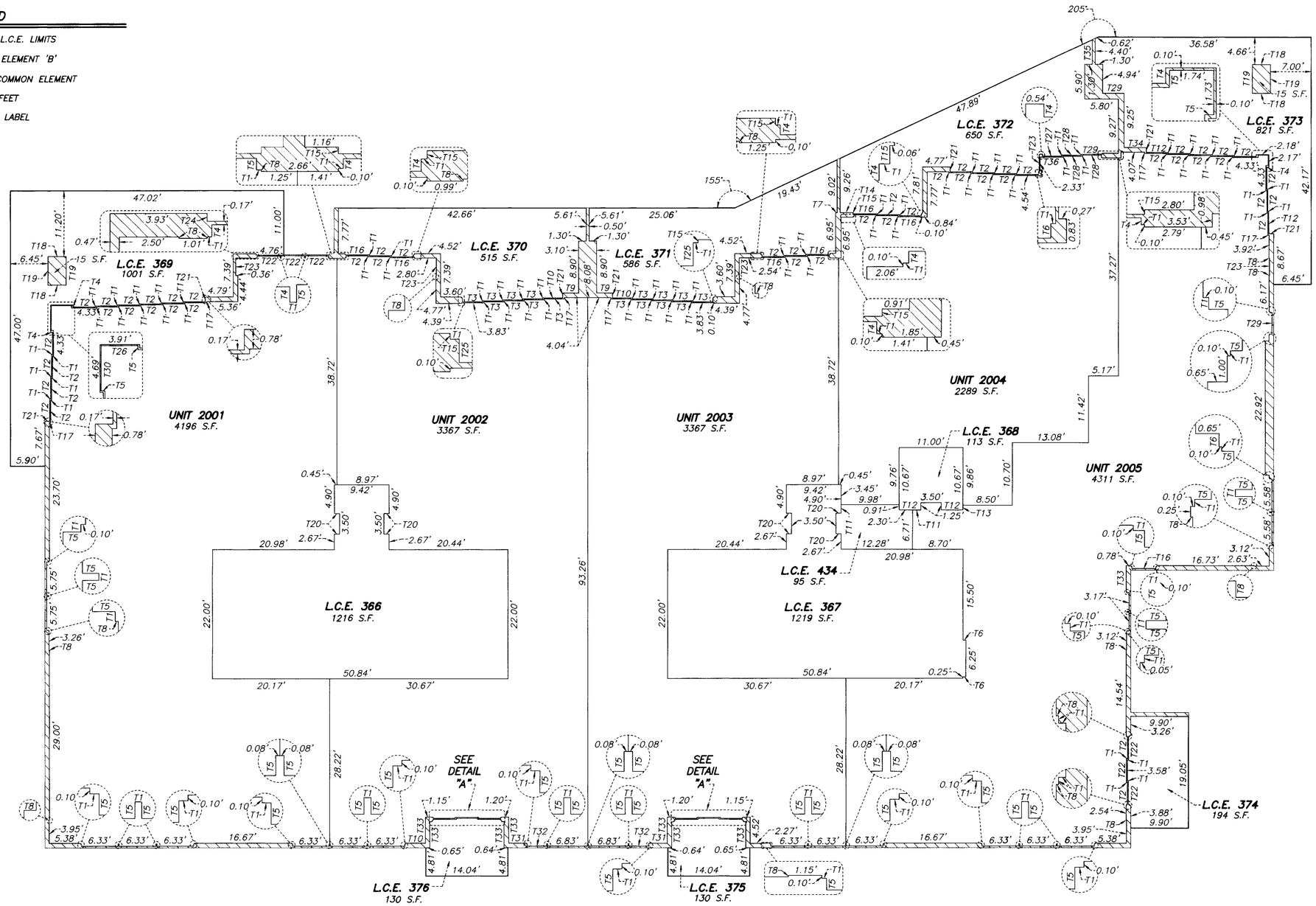
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

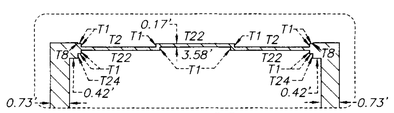
SOUTH TOWER FLOOR PLAN – S13

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.28'
T8	0.05'
T9	2.74'
T10	3.42'
T11	1.45'
T12	3.75'
T13	0.80'
T14	2.23'
T15	0.18'
T16	4.17'
T17	0.21'
T18	3.10'
T19	4.90'
T20	0.90'
T21	0.82'
T22	4.00'
T23	3.00'
T24	0.23'
T25	0.67'
T26	3.47'
T27	3.30'
T28	3.28'
T29	3.67'
T30	4.25'
T31	3.06'
T32	3.33'
T33	4.47'
T34	3.80'
T35	4.16'
T36	3.96'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827
5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

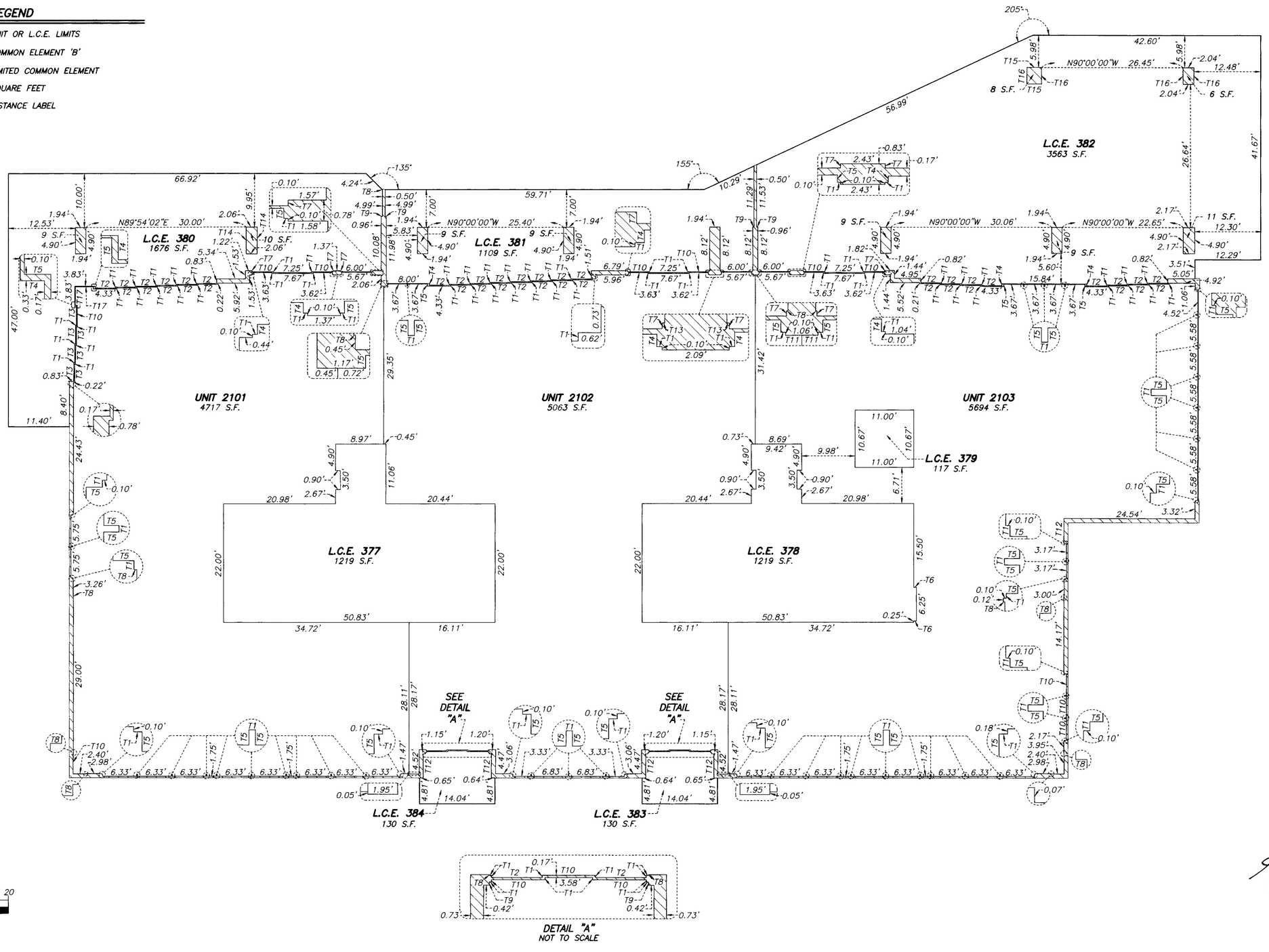
A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 72
FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – S14 JUNIOR PENTHOUSE

LEGEND	
———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.18'
T8	0.05'
T9	0.23'
T10	4.00'
T11	0.53'
T12	4.47'
T13	0.08'
T14	5.00'
T15	2.73'
T16	3.05'
T17	3.40'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PROFESSIONAL LAND SURVEYOR
JASON G. KLINE
Exp. 6/30/25
STATE OF NEVADA
NO. 17821

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

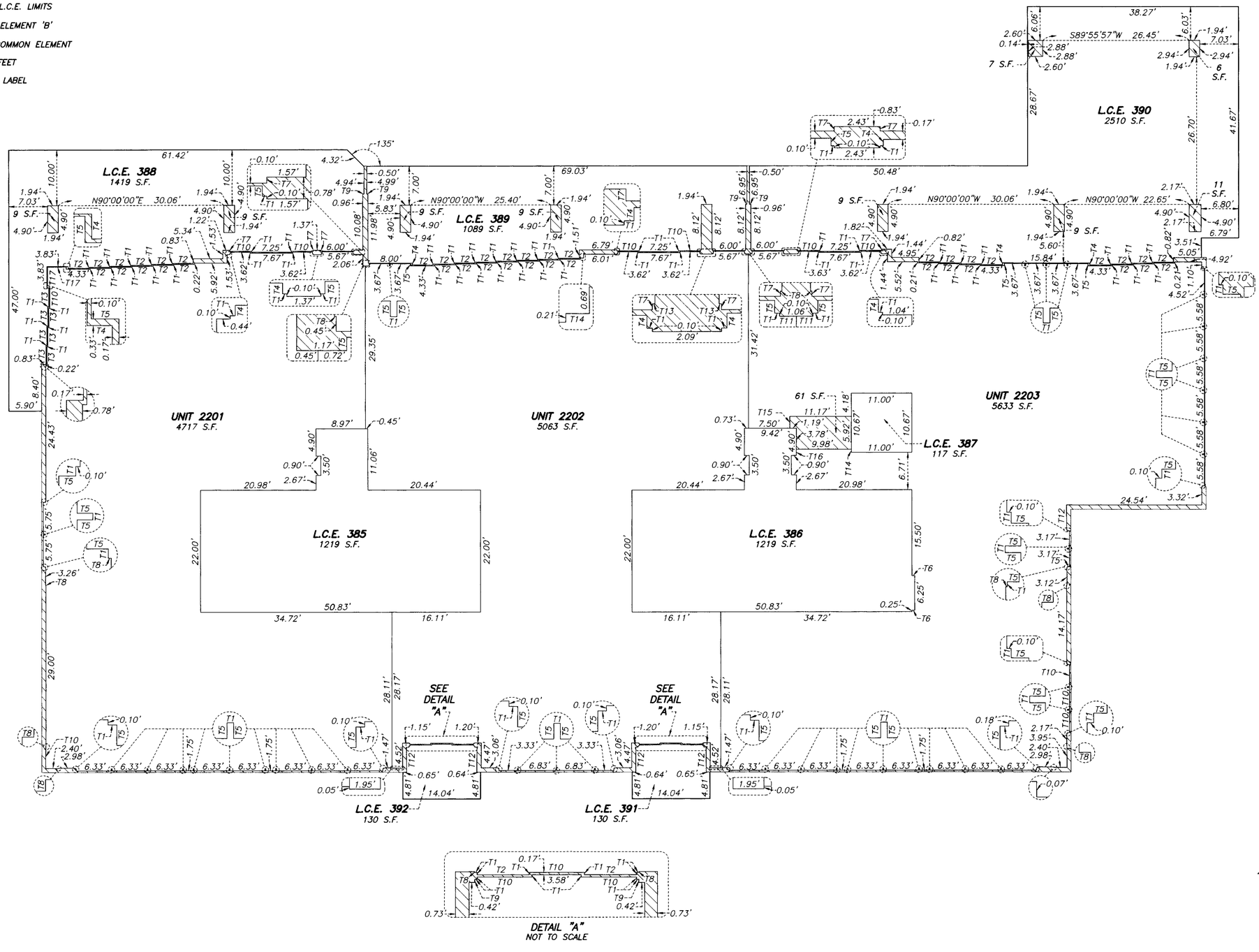
A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – S15 JUNIOR PENTHOUSE

LEGEND	
———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.18'
T8	0.05'
T9	0.23'
T10	4.00'
T11	0.53'
T12	4.47'
T13	0.08'
T14	0.57'
T15	2.14'
T16	1.12'
T17	3.40'

0 5 10 20
(IN FEET)
1 INCH = 10 FT.

LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
PROFESSIONAL NO. 17827

5-22-24

WWD-21181

SHEET 69 OF 72

BOOK 173 , PAGE 9

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

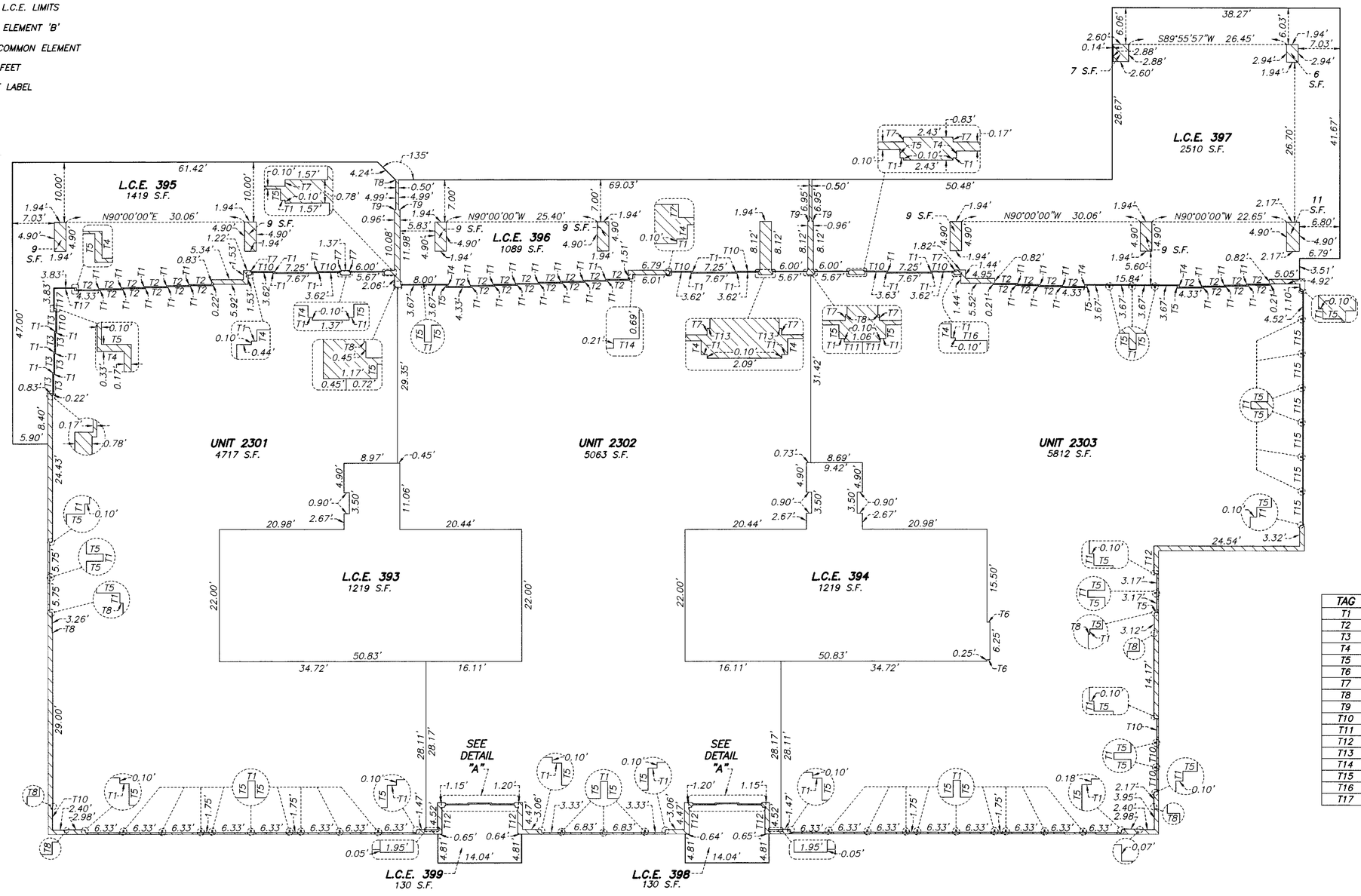
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NOTE: SEE SHEET 72 FOR PROJECT NOTES.

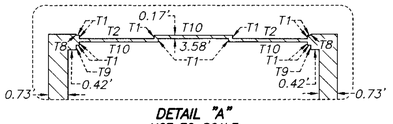
SOUTH TOWER FLOOR PLAN – S16 JUNIOR PENTHOUSE

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.50'
T7	0.18'
T8	0.05'
T9	0.23'
T10	4.00'
T11	0.53'
T12	4.47'
T13	0.08'
T14	0.57'
T15	5.58'
T16	1.04'
T17	3.40'



0 5 10 20
(IN FEET)
1 INCH = 10 FT.

NEVADA PROFESSIONAL LAND SURVEYOR
JASON G. KLINE
Exp. 6/30/25
NO. 17827
STATE OF NEVADA

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

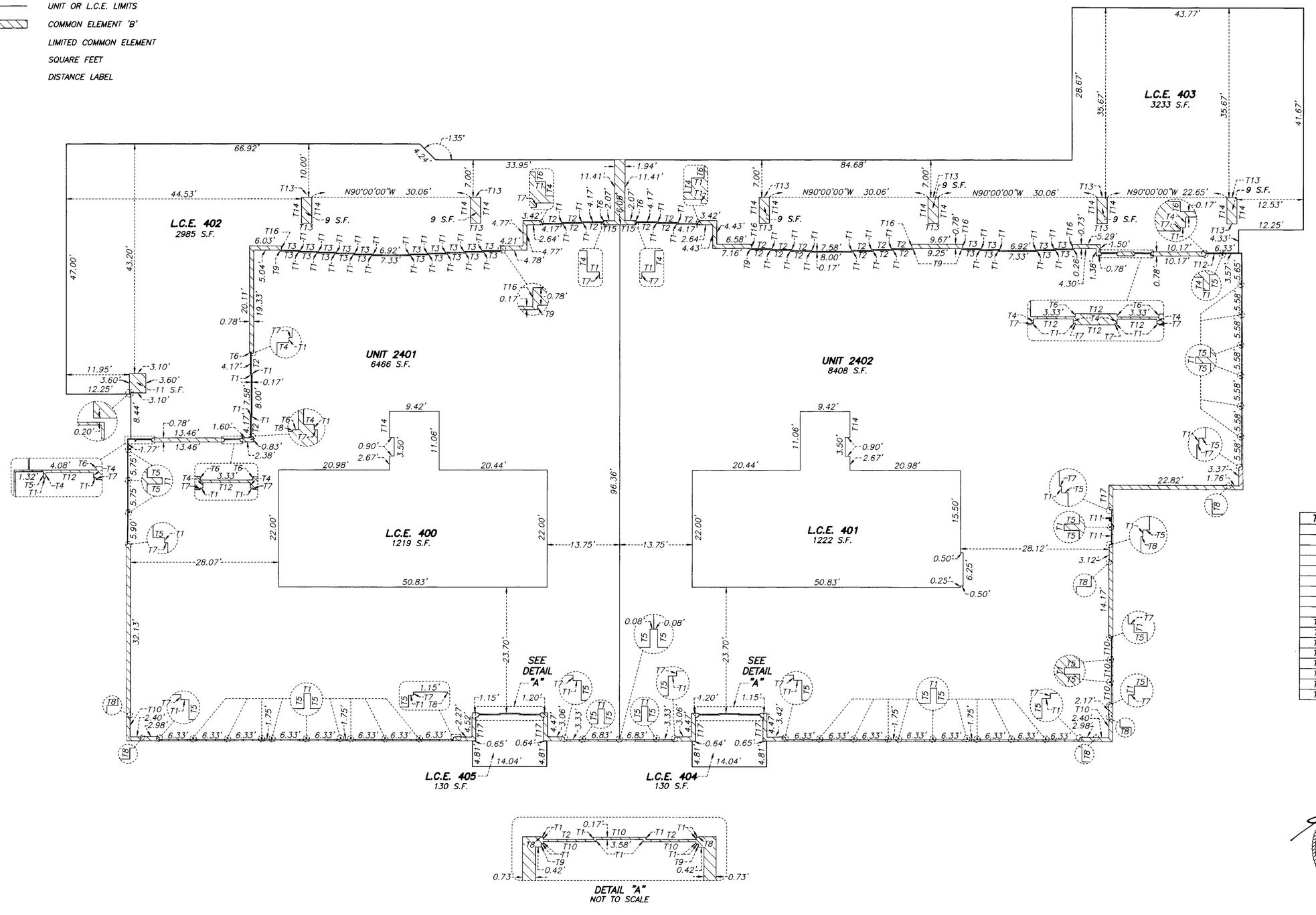
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NOTE: SEE SHEET 72
FOR PROJECT NOTES.

SOUTH TOWER FLOOR PLAN – S17 PENTHOUSE

LEGEND

———	UNIT OR L.C.E. LIMITS
▨	COMMON ELEMENT 'B'
L.C.E.	LIMITED COMMON ELEMENT
S.F.	SQUARE FEET
T1	DISTANCE LABEL



TAG	DISTANCE
T1	0.17'
T2	3.79'
T3	3.46'
T4	0.33'
T5	0.40'
T6	0.18'
T7	0.10'
T8	0.05'
T9	0.21'
T10	4.00'
T11	3.17'
T12	3.00'
T13	1.94'
T14	4.90'
T15	3.04'
T16	0.82'
T17	4.47'

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp. 6/30/25
NO. 17827

5-22-24

WWD-21181

FINAL MAP OF

PINNACLE RESIDENCES AT MACDONALD HIGHLANDS

A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOT 52 OF "MACDONALD HIGHLANDS PLANNING AREA 18 PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 168, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 129, PAGE 93 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA

UNIT AND LCE TABULATIONS BY SHEET

SHEET NUMBER	BUILDING LEVEL	RESIDENTIAL UNITS	COMMERCIAL UNITS	LIMITED COMMON ELEMENTS	GARAGE UNITS
9	NP7	0	0	0	0
10	NP6	0	0	2	17
11	NP6	2	0	3	0
12	NP5	0	0	2	16
13	NP5	2	0	3	0
14	NP4	0	0	2	16
15	NP4	2	0	3	0
16	NP3	0	0	2	16
17	NP3	2	0	3	0
18	NP2	0	0	2	16
19	NP2	2	0	3	0
20	NP1	0	0	2	13
21	NP1	2	0	3	0
22	N1	0	1	4	0
23	N1 MEZZ	0	0	4	0
24	N2	5	0	12	0
25	N3	5	0	12	0
26	N4	5	0	12	0
27	N5	5	0	12	0
28	N6	5	0	12	0
29	N7	5	0	12	0
30	N8	5	0	12	0
31	N9	5	0	12	0
32	N10	5	0	12	0
33	N11	5	0	12	0
34	N12	5	0	12	0
35	N13	5	0	12	0
36	N14	5	0	12	0
37	N15	3	0	8	0
38	N16	3	0	8	0
39	N17	3	0	7	0
40	N18	2	0	6	0
41	SP7	0	0	0	0
42	SP6	0	0	2	15
43	SP5	0	0	2	17
44	SP5	2	0	3	0
45	SP4	0	0	2	16
46	SP4	2	0	3	0
47	SP3	0	0	2	16
48	SP3	2	0	3	0
49	SP2	0	0	2	15
50	SP2	2	0	3	0
51	SP1	0	0	2	12
52	SP1	2	0	3	0
53	S1	0	0	4	0
54	S1	2	0	3	0
55	S1 MEZZ	0	0	4	0
56	S2	5	0	12	0
57	S3	5	0	12	0
58	S4	5	0	12	0
59	S5	5	0	12	0
60	S6	5	0	12	0
61	S7	5	0	12	0
62	S8	5	0	12	0
63	S9	5	0	12	0
64	S10	5	0	12	0
65	S11	5	0	12	0
66	S12	5	0	12	0
67	S13	5	0	12	0
68	S14	3	0	8	0
69	S15	3	0	8	0
70	S16	3	0	7	0
71	S17	2	0	6	0

LOT, UNIT AND LCE TABULATION TOTALS

LOTS	2
RESIDENTIAL UNITS	171
COMMERCIAL UNITS	1
COMMON ELEMENTS	2
LIMITED COMMON ELEMENTS	434
GARAGE UNITS	185

PROJECT NOTES

1) LOT 1 IS DEFINED AS ALL OF THE GROUND WITHIN THE BOUNDARY OF THIS PLAT, INCLUDING THE GROUND UNDERNEATH EACH OF THE TWO TOWERS, BUT EXCEPTING THE 60 FOOT WIDE STRIP OF LAND DEFINED AS LOT 2 HEREON. COMMON ELEMENT A IS DEFINED AS ALL OF THE VERTICAL SPACE IN THE NORTH TOWER LYING BETWEEN THE EXTERIOR WALLS, EXCEPT FOR ANY RESIDENTIAL UNITS, COMMERCIAL UNITS, LIMITED COMMON ELEMENTS, AND GARAGE UNITS; COMMON ELEMENT B IS DEFINED AS ALL THE VERTICAL SPACE IN THE SOUTH TOWER LYING BETWEEN THE EXTERIOR WALLS, EXCEPT FOR ANY RESIDENTIAL UNITS, COMMERCIAL UNITS, LIMITED COMMON ELEMENTS, AND GARAGE UNITS.

2) ACCESS RIGHTS IN FAVOR OF THE UNIT OWNERS TO THE BUILDINGS, UNITS, AND GARAGES WILL BE DEFINED BY AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS HEREINAFTER RECORDED AND ANY OTHER PRIVATE AGREEMENTS.

3) ALL L.C.E. AREAS ARE PATIOS, COURTYARDS, BALCONIES, SHARED ELEVATORS, OR SHARED STAIRWAYS. EACH AREA DESIGNATED AS AN L.C.E. SHALL BE ASSIGNED AS A LIMITED COMMON ELEMENT TO A PARTICULAR UNIT OR UNITS IN ACCORDANCE WITH AND SUBJECT TO THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS HEREINAFTER RECORDED.

4) THE DIMENSIONS OF THE UNITS, L.C.E.S, AND GARAGES AS SHOWN HEREON, WERE DERIVED FROM THE SALEABLE AREA PLANS AS CONTAINED WITHIN THE PROJECT'S ARCHITECTURAL DRAWINGS. THE BOUNDARIES OF THE UNITS ARE FURTHER DESCRIBED IN ACCORDANCE WITH AND SUBJECT TO THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS HEREAFTER RECORDED.

5) ALL COMMON ELEMENTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

6) THE UNIT DISTANCES SHOWN HEREON ARE PARALLEL WITH OR PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.

OWNER SHARED RESPONSIBILITIES

ALL PARCELS AND PROPERTY OWNERS WITHIN THE BOUNDARY OF THIS SUBDIVISION, WHETHER OR NOT AN OWNER ASSOCIATION IS FORMED OR WHETHER SUCH ASSOCIATION IS ACTIVE, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR MAINTAINING ANY COMMON OR OPEN SPACE AREAS OR ANY PARCELS DEEDED TO AN OWNER ASSOCIATION WITHIN THE SUBDIVISION, IN COMPLIANCE WITH ALL APPLICABLE CODES, AND SHALL NOT BE RELIEVED OF INDIVIDUAL RESPONSIBILITY FOR COMPLYING WITH ALL CONDITIONS OF APPROVAL OF THE SUBDIVISION BY THE FORMATION OF AN OWNER'S ASSOCIATION. THIS JOINT AND SEVERAL RESPONSIBILITY SHALL REMAIN FOR THE LIFE OF THIS SUBDIVISION. ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION HEREBY GRANT ALL RIGHTS AND PERMISSIONS NECESSARY, WHETHER IN THE FORM OF AN EASEMENT, PERMIT OR OTHER GRANT, TO ALL OTHER PROPERTY OWNERS WITHIN THE SUBDIVISION FOR ALL SHARED RESPONSIBILITIES, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, AND UTILITY ACCESS, REPAIR AND MAINTENANCE.

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5-22-24

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SHEET 72 OF 72

BOOK 173 , PAGE 9



Four Seasons Private Residences Las Vegas

The prices start at $3.5 million. Three bedrooms start at $4.5 million and four bedrooms start at $5.5 million. Junior penthouses start at $10 million. There are two penthouses left — one at just under $22 million and another just under $29 million.

▶ FOUR SEASONS

Continued from Page 1F

pool, lap pool, multiple private treatment rooms and personal training offerings.

Under the Four Season team, there will be 24-hour concierge service, including pet and car services and catering. Residents will have access to private chef services, in-residence wine cellars, and the option to rent a private wine room in the north tower.

"It is everything you would expect at a Four Seasons whether it's show tickets, restaurant reservations or airport transfers," Eddins said. "It's everything that goes into managing your home like housekeeping services on a daily or weekly basis and whether you need a private chef for dinner."

The project has local buyers looking to simplify their lives with a lock-and-leave concept, including those from Henderson and Summerlin, Eddins said. About 70 percent of the buyers, are from outside of Nevada, namely Southern California, Northern California, Seattle and Hawaii. There are several from Canada and others from a box at Allegiant Stadium. The majority of them are people looking for that tax haven."

Eddins said they're excited to be in MacDonald Highlands where there's nothing like it in the valley with private-branded residences sitting on top of a hill with amazing views and the amenities.

"Four Seasons has been calling us a flagship," Eddins said. "We're a little bit of a departure from the norm. When you think about Four Seasons Private Residences, there's 59 of them around the globe but only five that are residential-only. That puts us in the same place as Istanbul, London, Beverly Hills, Marrakesh, and now, Henderson."

As for the Cello project, Eddins said it's great for the valley since no high-rises have been built since the Great Recession. It's a different product with a different buyer than what the Four Seasons project is courting — many people at the end of their career paths, but there are some young couples as well, he added.

"We are watching it and wishing them the absolute best," Eddins said.

The project requires 15 percent at signing, 10 percent in six months



What's the Deal? | The Four Seasons Private Residences Las Vegas & Craig Eddins



(Credit: Four Seasons Private Residences Las Vegas)

by Traded Share

Can you tell me about your background in real estate?

I started in college in marketing and then hotel school. From there, I transitioned into developing hotels on the construction side. I did that for a while and then transitioned over to the real estate side of the business, working with a group here in Las Vegas for many years. We were developing master-planned communities anchored by golf courses, with production builders and custom home sites, and I did a myriad of other land acquisitions for both commercial and residential projects.

After the big crash of 2008, I started working on a more global scale and fell in love with branded residences and high-rise living combined with resort concepts. Eventually, my friend Jim Reilly, the brainchild of this Las Vegas project, reached out, and I came back home to work on something of this scale. It's fantastic and a new avenue for Las Vegas. I couldn't be more thrilled.

What makes the Four Seasons Private Residences in Las Vegas unique?

It's a perfect mix of hospitality and home. In the Four Seasons world there are only five residential-only properties globally without a hotel component. Most Four Seasons developments have hotel rooms alongside residences, but this one is purely

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Typically, Four Seasons developments are on mountainsides or beaches, like in Jackson Hole or Cabo San Lucas. Here, we're in a gated community outside the Las Vegas Strip, offering incredible views. We're far enough removed on the side of this mountain in a private enclave, but with additional amenities and access to a golf course and a tennis pavilion.

When you arrive at the Four Seasons Private Residences, you'll be greeted as you would at a luxury resort, but you also have the option of pulling into your private garage, taking your elevator, and heading straight to your residence without any interaction.

Were there any challenges in securing financing or developing the land?

Securing the land was a partnership between Jim Reilly and Richard MacDonald, whose family has been developing here for over 40 years. Richard's reputation and history helped us get the necessary approvals. We've already broken ground with the roadways and site work well underway and the major construction financing is being finalized so we can begin vertical construction soon.

Since we launched sales in May of 2023, we've already hit over $530 million in sales, which just goes to show how much demand there is for a high-quality, branded residences like this in Las Vegas.

What was the permitting process like for building on the side of a mountain?

There are some unique natures of building on the side of a mountain and that goes back into having the right architect. Wimberly Allison Tong & Goo (WATG) is phenomenal in this space. If you look around the globe at some of the most iconic resorts with a residential component, we have, a dream team on the development side. We have the greatest architect in the business for this type of product especially with their interior design division, Wimberley Interiors.

Who would you say has been a crucial partner in this development?

Jim and Kris Reilly, the brains behind this project, come from Azure Resorts & Hotels, which focuses on luxury residential and hospitality projects. Our second partner is Luxus Developments, based out of New York and Edmonton, Canada, specializing in boutique and bespoke projects. The third partner is Two Roads Development from Miami, known for high-rise developments. It's a collaborative effort, with each group bringing its own internal teams and expertise.

What was the selection process regarding amenities?

I've been friends with the Wolfgang Puck team for a long time, and it made sense to partner with them to further enhance the project's appeal. We're bringing the best of Wolfgang Puck's offerings, including Spago, Chinois, and his new Italian concept, Caramá. It's important to keep our 171 residents happy, so we'll have a rotating menu to provide varied, world-class dining. We think it will be one of the most sought-after dining experiences in Las Vegas.

Beyond having this exceptional culinary partner, our residents will experience a truly service-driven lifestyle with the Four Seasons team. We're offering one of the most expansive wellness facilities the brand has, along with multi-level resort-style pools, a la carte services, and access to scenic walking and biking trails throughout the community. It's all designed so that our residents have everything they need right at their fingertips.

How do you keep buyers engaged after they've purchased and before construction is complete?

We stay in touch with regular emails, and our sales executives also keep in contact with buyers. We've held events to build a sense of community. Recently, we hosted a party at Wolfgang Puck's Caramá, and many of our buyers traveled to attend. At the event, we provided project updates, shared new renderings, and formal announcements, ensuring everyone is up to speed on the latest developments.

We recently opened our brand new Four Seasons Discovery Studio within the MacDonald Highlands community. We operate this space by appointment only, it allows buyers to come and receive firsthand updates and view new assets and materials we

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What's been the most challenging and rewarding part of your role?

Time is the biggest challenge. I'm moving into the building myself, and I want it done tomorrow. Our buyers are patient, but they also want to move in as soon as possible. Getting the project built is a major undertaking, but it's exciting.

What advice would you give to someone starting out in real estate?

Be consistent in what you offer and persistent in your efforts. Another important piece of advice is to find someone who can mentor you. I've been lucky to have several mentors throughout my career, and their guidance was invaluable. Find someone who can take you under their wing and then listen and learn from them.

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Last Updated: December 12, 2024

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February 3, 2025



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February 3, 2025



Florida Hotel

SHVO Seeks Investment for $1B Rosewood Raleigh on Miami Beach

January 31, 2025



National

Blackstone in Talks to Buy Midtown Office Skyscraper Spanning 1.9M SF

January 31, 2025

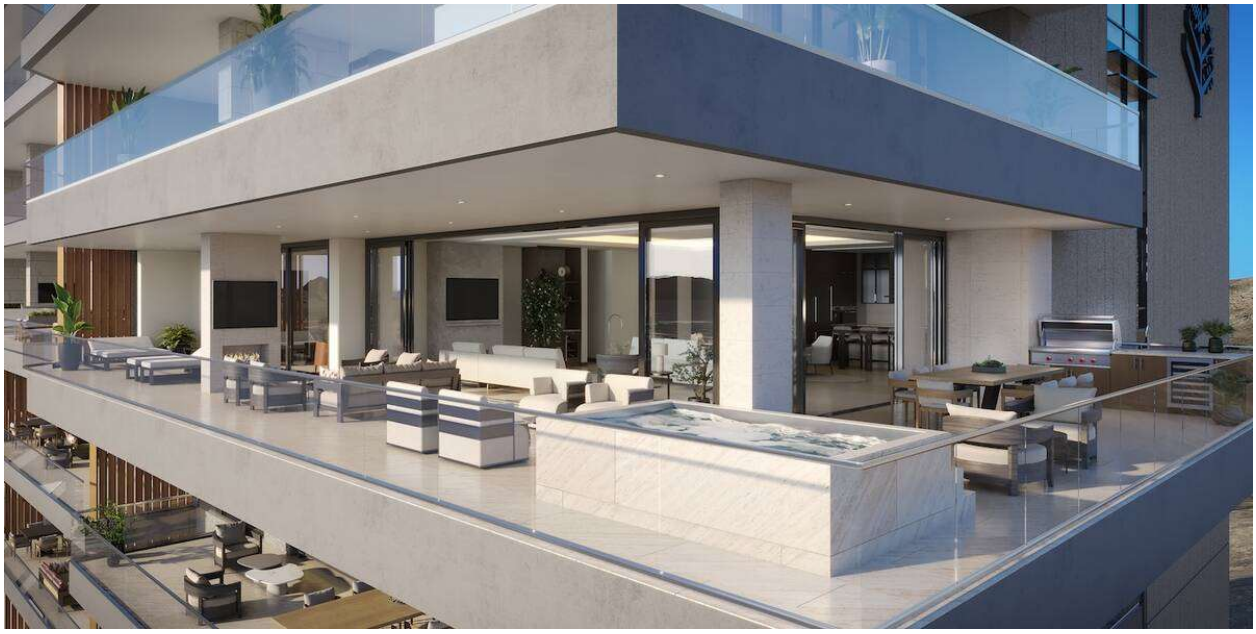
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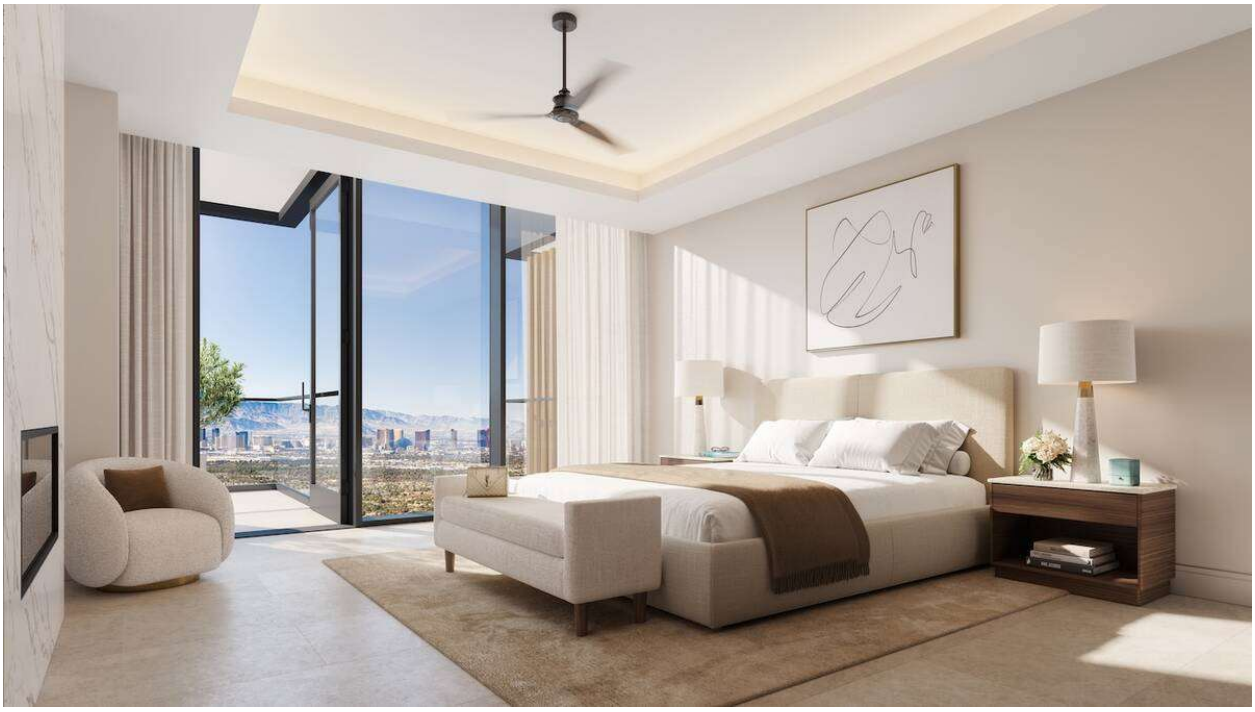
Two Las Vegas high-rise projects surpass more than $600M in sales



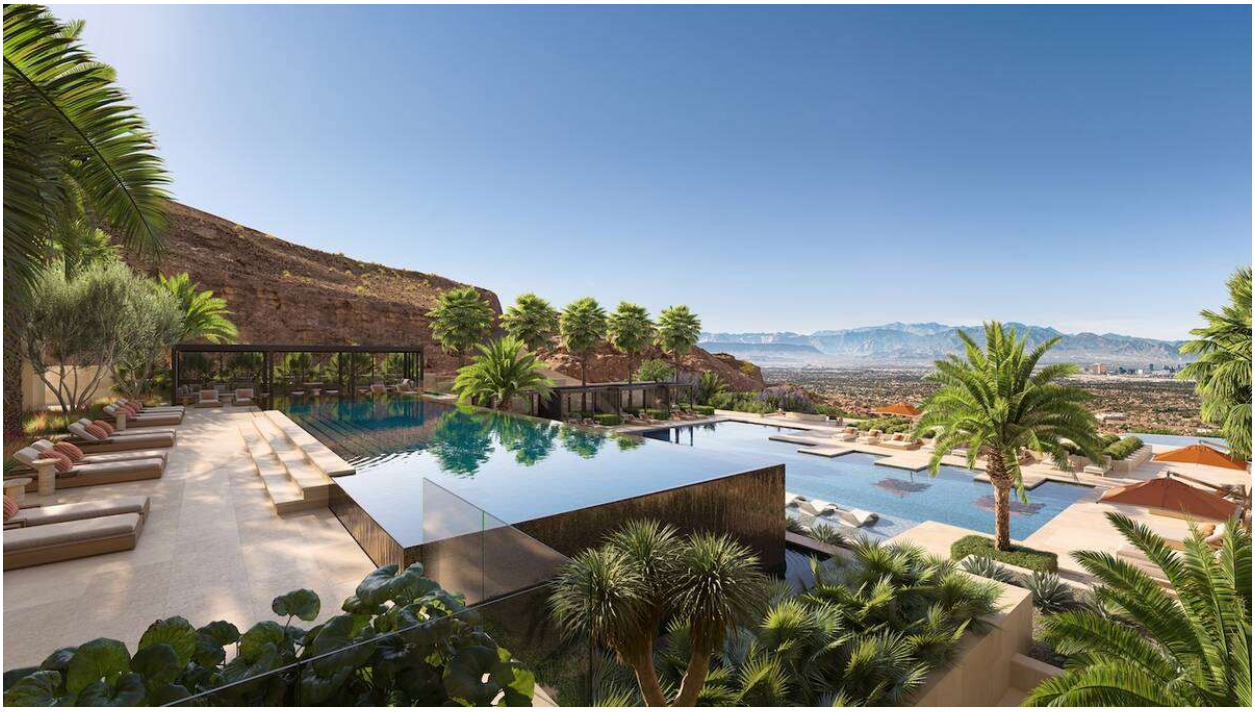
This artist's rendering shows what the $1.3-billion Four Season Private Residences Las Vegas in MacDonald Highlands will look like when it is completed in late 2026. (Four Season Private Residences Las Vegas)



This artist's rendering of Four Season Private Residences Las Vegas in MacDonald Highlands in Henderson shows what the junior penthouse will look like when it is completed in late 2026. Junior penthouses at 4,700 square feet and 1,300 exterior space start at $11.7 million. (Four Season Private Residences Las Vegas)



This artist's rendering shows what the Four Season Private Residences' master bedroom would look like. (Four Season Private Residences Las Vegas)



The development also features three multi-level resort-style pools and the ability for residents of larger units to have pools outside of their condos. (Four Season Private Residences Las Vegas)



Four Season Private Residences Las Vegas will feature semi-private elevators, private garages and fully furnished interiors done by Wimberly Interiors.



The penthouses available go from $22.95 million and $28.95 million. Penthouses start at 6,500 square feet and go to up to 8,400 square feet. They have more than 3,100 square feet of exterior space. (Four Season Private Residences Las Vegas)



The gym. (Four Season Private Residences Las Vegas)



The dining room. (Four Season Private Residences Las Vegas)



Pickleball court. (Four Season Private Residences Las Vegas)



The lobby theater. (Four Season Private Residences Las Vegas)



The dining area of a three-bedroom unit. (Four Season Private Residences Las Vegas)



One of the four bedrooms in the artist's rendering of a unit. (Four Season Private Residences Las Vegas)



The MacDonald Highlands' high-rise has sweeping views of the valley. (Four Season Private Residences Las Vegas)

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-05:38

Two Las Vegas high-rise projects surpass more than $600M in sales

By Buck Wargo Real Estate Millions

3 months ago



This artist's rendering shows what the Four Season Private Residences' master bedroom would look like. (Four Season Private Residences Las Vegas)

Las Vegas's first two high-rise projects since before the Great Recession have surpassed more than $600 million in sales combined as construction commences at the end of the year.

The $1.3-billion Four Season Private Residences Las Vegas in MacDonald Highlands in Henderson leads the way with $542 million in sales with 97 of its 171 units in two towers sold so far. The project is expected to be completed in late 2026 with residents moving in the first quarter of 2027.

Cello Tower in downtown Las Vegas with 240 units has surpassed $100 million in sales.

Craig Eddins, executive vice president for the Four Seasons project, said normally sales slow in the luxury marketplace during the hot summers as people travel but that they were "robust and busy through the summer" with $41 million sales in July and $52 million in August.

"I think it is just showing how this product is resonating with the buyers," Eddins said. "People who are making the move and relocating here, and people within the valley are just excited about this lock-and-leave concept, and this new type of living."

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from 2,279 square feet to 6,949 square feet on the interior and 827 square feet to 9,999 exterior square feet. Residences will feature semi-private elevators, private garages and fully furnished interiors done by Wimberly Interiors. Each residence will offer customizable terraces equipped with outdoor kitchens, social gathering spaces and dining areas.

The development also features three multi-level resort-style pools and the ability for residents of larger units to have pools outside of their condos.

Eddins said there's a lot of excitement about Las Vegas that's becoming more attractive to outsiders with Sony and Warner Brothers among those who want to build studios in addition to other projects on the horizon. It's put Las Vegas on the radar despite it's size of 2.3 million people.

"People come to Southern Nevada for the wonderful lifestyle and cost of living and economics is a factor," Eddins said. "They are coming from other markets that have state income taxes and corporate income taxes, but another factor here is safety and security of living in a gated community. We're in Henderson, and it's always in the top five municipalities of its size for its safety. People are looking for that.

Strong sales are expected in the fourth quarter and first quarter of 2025 once vertical construction starts and especially with the election over, Eddins said. They expect to be sold out before buyers start moving into the towers in late 2026.

"We have done a lot of site work and finishing the utilities, and we should be pouring concrete the end of the fall and beginning of the winter," Eddins said. "When that happens and this thing starts to come out of the ground and go vertical, there's always a big lift. The people sitting on the sidelines who are not necessarily jumping in pre-construction will do so."

Mortgage rates coming down as the Federal Reserve continues to cut rates helps even though the majority of buyers pay with cash, Eddins said.

"As interest rates come back down, they are smart buyers, too, and they would like to keep their money working for them," Eddins said. "If we get back down to more reasonable interest rate levels, we know a lot of

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down.

Most of the buyers are from Northern and Southern California, but there's buyers from Seattle, Denver, Hawaii, Canada and overseas. Some 70 percent are from outside Nevada with Southern California the top region, he added.

Prices continue to rise and will continue to do so. The least expensive residence starts at $3.67 million for two bedrooms at 2,300 square feet with an outdoor patio. Three bedrooms at 3,600 square feet start at $4.67 million while four bedrooms at 4,200 square feet start at $5.6 million. Junior penthouses at 4,700 square feet and 1,300 exterior space start at $11.7 million.

The penthouses available go from $22.95 million and $28.95 million. Penthouses start at 6,500 square feet and to up to 8,400 square feet. They have more than 3,100 square feet of exterior space.

Under the Four Season team, there will be 24-hour concierge service, including pet and car services and catering. Residents will have access to private chef services, in-residence wine cellars, and the option to rent a private wine room in the north tower. It has partnered with Wolfgang Puck Fine Dining Group as the exclusive food and beverage provider that will operate the restaurant, special events and pool offerings.

The project is a development of Las Vegas-and Mexico-based Azure Resorts & Hotels and Canada- and New York-based Luxus Development. In January they announced a partner in Two Roads Development a South Florida-based real estate development firm.

The 32-story Cello Tower is part of a larger project, Origin at Symphony Park with 6 acres of 54,000 square feet of retail and dining space, 48,000 square feet of office space scheduled for completion in 2026. Cello Tower, which will have a resort-style pool, fitness center and 24-hour concierge services, will be completed in 2027.

The prices have started at $750,000 and went as high as $7.5 million. Two penthouses recently sold for just under $9 million.

Around the Web







SBE 174

Four Seasons Private Residences Las Vegas, a 171-unit high-rise set in a private 12-acre enclave within MacDonald Highlands in Henderson, has announced The Wolfgang Puck Fine Dining Group will be the sole food and beverage provider within the first residential towers. “I have always been driven by a desire to share my passion with others, inspiring them to cultivate vibrant lives on their own. The unparalleled location and natural beauty surrounding Four Seasons Private Residences Las Vegas [is] the ideal backdrop for culinary creativity and innovation,” said Wolfgang Puck.



Rendering



PC Don Chareunsy

The culinary concepts will be open to the public, and each menu will be crafted to complement the venue. Options will range from fine dining in the signature restaurant to casual bites in the bar and lounge.

Currently under construction, more than 50% of the units are already sold; the homes will have unobstructed panoramic vistas of the Las Vegas Strip and access to private chef services, exclusive wine cellars, multi-level resort-style pools, an event lawn, a library, screening room, and a full-service wellness center.

For more info, visit www.lasvegasprivateresidences.com.

Black Lagoon Pop-Up at Evel Pie



SHELTER / REAL ESTATE

FOUR SEASONS LAS VEGAS PENTHOUSE B

Located roughly 15 minutes from the Strip, Penthouse B at the Four Seasons Private Residences Las Vegas promises luxurious living and spectacular views. It combines 8,403 square feet of indoor space with 3,364 square feet of outdoor living, with the latter including an outdoor kitchen, full-size pool and spa, and a fire feature. Inside is a chef's kitchen, an owner's suite with dual closets and a private balcony, a total of five bedrooms, and six and a half baths. Other amenities include a great room with a fireplace, a gaming room with an indoor/outdoor bar, a home theater, a private elevator, a wine cellar, and a three-car garage. The property as a whole has 171 residences spread across two towers — this penthouse is the highest among them, located in the South Tower — and is expected to be ready for occupancy in 2026.

Photos: Wearevisuals

BUY FROM FOUR SEASONS / $31,550,000

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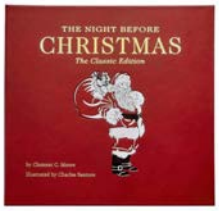
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LISTING OF THE DAY | PENTHOUSE

Four Seasons Unveils Priciest High-Rise Listing in Las Vegas, at $31.55 Million

With a late-2026 delivery, the development is promoting luxury living with unobstructed views of the Strip

BY BILL CARY | ORIGINALLY PUBLISHED ON SEPTEMBER 19, 2024 | MANSION GLOBAL



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4 minutes

Listing of the Day

Location: Las Vegas

Price: $31.55 million

The priciest high-rise apartment for sale in Las Vegas is this under-construction, five-bedroom condo atop the South Tower of the new Four Seasons Private Residences Las Vegas.

"It's the best one in our offering, the largest penthouse we have available," said Craig Eddins, executive vice president, Four Seasons Private Residences Las Vegas. "It's the highest in elevation in our project."

Known as Penthouse B or PH South 2402, the condo is one of two units on the 24th floor, he said. The other, Penthouse A, is priced at $25 million.

MORE: One of Charles Gwathmey's 1980s Modernist Designs in Rural Connecticut Lists for $8 Million

"Some very high-profile people in the entertainment and sports world are looking at these two penthouses," Eddins said.

Buy | Select A Location

The $1.3 billion project, which has north and south towers, has passed $450 million in sales, he said. "We're about 50% sold."

The towers will be built simultaneously, and delivery is now expected at the end of 2026.

The resident amenities are in the 24-story South Tower, and the 25-story North Tower has the restaurant and will be more evening-oriented, he said.

Penthouse B's 3,364-square-foot terrace, which is partially covered, has a "full-size pool and hot tub and multiple seating areas and dining options," he said.

From the private elevator, you step into the foyer and then into the open-plan great room, Eddins said. "You immediately take in the expansive views."

"We're delivering a single-family lifestyle but in the sky," he said. The condo has a "very linear layout, to take advantage of the view corridor."

The kitchen features a Sub-Zero refrigerator and beverage center, a Wolf range and a walk-in pantry, according to the listing. The owner's suite offers dual closets and a private balcony with mountain views.

Stats

The 8,403-square-foot home has five bedrooms, six full bathrooms and one partial bathroom. There is also 3,364 square feet of exterior space.



Amenities include a full-size pool and spa, a great room with a fireplace, a home theater, a wine cellar room, a private elevator and a three-car garage.

Wearevisuals

ARTICLE CONTINUES AFTER ADVERTISEMENT

MORE: Fairy-Tale Castle Inspired by Versailles and the Biltmore Mansion Lists Outside Denver for $60 Million

Amenities

Amenities include a full-size pool and spa, a great room with a fireplace, a game room with an indoor/outdoor bar that opens to the balcony, a home

South Tower amenities include multiple swimming pools, a pool restaurant and bar, hot tub grottos, an event lawn, yoga and Pilates studios, a wellness center, massage and treatment rooms, sauna and steam, private wine cellars, a game area, private offices and co-working spaces, a boardroom, a library, a media/screening room, a golf simulator, a children's room, a pet spa and hospitality suites for guests.

Neighborhood Notes

The development is within the guard-gated 1,200-acre MacDonald Highlands community, according to the listing. It provides access to surrounding walking and biking trails, two pickleball courts and the exclusive opportunity to join the community's members-only DragonRidge Country Club, a private golf, swim and tennis club.

FROM PENTA: A Painting by Surrealist René Magritte Is Coming to Auction With a Near-$100 Million Estimate

The residences are about 15 minutes from the Strip and 12 minutes from the airport, Eddins said. There are many shops and restaurants just outside the gate.

Agent: Craig Eddins, executive vice president, Four Seasons Private Residences Las Vegas

Corrections & Amplifications

The unit is now asking $31.55 million after a price adjustment. An earlier version of this article included the original asking price of $28.95 million. (Corrected on Sept. 19, 2024)

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Four Seasons Private Residences Las Vegas Hits Half A Billion Dollars In Sales

Four Seasons Hotels September, 6 2024

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Four Seasons Private Residences Las Vegas - Image Credit Four Seasons Hotels

Four Seasons Private Residences Las Vegas, an exclusive enclave featuring 171 high-rise residences situated within the prestigious MacDonald Highlands community, has surpassed $500 million in sales. This achievement represents a significant milestone that underscores the exceptional

demand for lock-and-leave luxury living in Las Vegas and propels the project into its next phase of development including initiating vertical construction before the end of 2024.

"This project is setting new benchmarks for luxury living in Las Vegas and has struck a chord with both local and out of state buyers that goes beyond traditional high-rise residences," stated Jim Reilly, President of Azure Resorts & Hotels. "We have found a sweet spot that was not previously served in the communities surrounding the core Las Vegas Strip. The enduring appeal of the Four Seasons brand, the exceptional living experience and amenities, and the quality design of our mountain and Strip view homes in the sky have made it difficult to keep up with the buyer demand."

Since launching sales in May of 2023, the project has hit sales milestones at a breakneck pace and is currently 52% sold. In early 2024, multiple penthouses priced over $20 million were sold, and July, a typically slower time of year, brought in $41 million in sales alone. This demonstrates the project's allure and the robust demand for luxury real estate in the Las Vegas market.

Enhancing the project's appeal, Four Seasons Private Residences Las Vegas has partnered with Wolfgang Puck Fine Dining Group as the exclusive food and beverage provider. The soon-to-be-announced signature restaurant, a collaboration with the globally renowned chef, promises an exceptional dining experience that captures the essence of Puck's celebrated cuisine and rich culinary history for residents, visitors and locals alike.

Henderson's first high-rise residences are designed by architectural visionaries with Wimberly Allison Tong & Goo (WATG). The contemporary residences, ranging from 2,279 to 8,349 interior square feet and 627 to 3,555 exterior square feet, offer expansive indoor and outdoor living space with sweeping views of the Las Vegas Strip and McCullough Mountain range. Thoughtfully designed features include semi-private elevators, private garages, and fully furnished interiors curated by Wimberly Interiors, who selected superior designer finishes and fixtures with a rich palette of options, including epicurean kitchens and spa-inspired bathrooms. Each residence offers customizable terraces equipped with outdoor kitchens, social gathering spaces and dining areas, enhancing the indoor-outdoor lifestyle for owners and their guests.

Residents of Four Seasons Private Residences Las Vegas will enjoy a service-rich environment, under the guidance of a dedicated Director of Residences and a 24-hour Four Seasons concierge team available to cater to the specific needs and preferences of each resident, offering à la carte options that range from elevated pet services to automotive care. Additionally, residents have access to amenities such as private chef services, in-residence wine cellars, booking privileges within the North Tower's private event spaces, a screening room and access to one of the most expansive

wellness facilities offered by the Four Seasons brand, spanning over 6,000 square feet. The development also features multi-level resort-style pools for residents to enjoy, as well as a library located in the foyer of each building. These exceptional amenities ensure a luxurious and enriching living experience for the residents.

Residents have the exclusive opportunity to join the community's members-only country club DragonRidge. This private club offers exceptional golf, swimming, and tennis facilities, along with scenic walking and biking trails that weave throughout the community, further enhancing the outdoor living experience.

Four Seasons Private Residences Las Vegas is now accepting ownership inquiries, with residences starting from USD 3.7 million.

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Cendyn

Four Seasons Private Residences Las Vegas Hits Half a Billion Dollars In Sales - Marking The Next Phase Of This Landmark Development

NEWS PROVIDED BY
Four Seasons Private Residences Las Vegas
Sep 05, 2024, 13:30 ET



Four Seasons Private Residences Las Vegas

With less than 50 percent of inventory remaining, Henderson's premier high-rise residences are setting a benchmark in upscale urban lifestyle

LAS VEGAS, Sept. 5, 2024 /PRNewswire-PRWeb/ -- **Four Seasons Private Residences Las Vegas**, an exclusive enclave boasting 171 high-rise residences situated within the prestigious **MacDonald Highlands** community, has surpassed $500 million in sales. This achievement represents a significant milestone that underscores the exceptional demand for lock-and-leave luxury living in Las Vegas and propels the project into its next phase of development including initiating vertical construction before the end of 2024.

"This project is setting new benchmarks for luxury living in Las Vegas and has struck a chord with both local and out of state buyers that goes beyond traditional high-rise residences," stated Jim Reilly, President of Azure Resorts & Hotels. "We have found a sweet spot that was not previously served in the communities surrounding the core Las Vegas Strip. The enduring appeal of the Four Seasons brand, the exceptional living experience and amenities, and the quality design of our mountain and Strip view homes in the sky have made it difficult to keep up with the buyer demand."

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bathrooms. Each residence offers customizable terraces equipped with outdoor kitchens, social gathering spaces and dining areas, enhancing the indoor-outdoor lifestyle for owners and their guests.

Residents of Four Seasons Private Residences Las Vegas will enjoy a service-rich environment, under the guidance of a dedicated Director of Residences and a 24-hour Four Seasons concierge team available to cater to the specific needs and preferences of each resident, offering à la carte options that range from elevated pet services to automotive care. Additionally, residents have access to amenities such as private chef services, in-residence wine cellars, booking privileges within the North Tower's private event spaces, a screening room and access to one of the most expansive wellness facilities offered by the Four Seasons brand, spanning over 6,000 square feet. The development also features multi-level resort-style pools for residents to enjoy, as well as a library located in the foyer of each building. These exceptional amenities ensure a luxurious and enriching living experience for the residents.

Residents have the exclusive opportunity to join the community's members-only country club **DragonRidge**. This private club offers exceptional golf, swimming, and tennis facilities, along with scenic walking and biking trails that weave throughout the community, further enhancing the outdoor living experience.

Four Seasons Private Residences Las Vegas is now accepting ownership inquiries, with residences starting from USD 3.7 million. For more information, visit **www.lasvegasprivateresidences.com** or contact the Four Seasons Private Residences Las Vegas Real Estate Discovery Studio at **info@lasvegasprivateresidences.com** | (702) 630-6000.

About Two Roads Development:

Two Roads Development is a South Florida-based real estate development firm whose principals have combined over 120 years of experience in developing, financing, and marketing residential and commercial projects across the United States. Over the years, Two Roads has set the standard for luxury development with properties that feature the best location, architecture, amenities, and services in the industry.

The firm's current residential portfolio includes a number of projects that are currently underway: The Ocean Club, Four Seasons Residences, Bahamas, a curated collection of Private Residences managed by Four Seasons on Paradise Island; Rivage Bal Harbour, a boutique luxury condominium along the oceanfront just north of Miami Beach; the EDITION Residences, Miami Edgewater, a branded luxury condominium in Miami's Edgewater district; Forté, a boutique luxury waterfront condominium in West Palm Beach; and the Pendry Residences, a branded hotel-condominium in Tampa; The firm has additionally completed two luxury condominiums, Elysee and Biscayne Beach, in Miami's Edgewater district. For more information, visit **www.tworoadsre.com**.

About Azure Resorts & Hotels:

Azure Resorts & Hotels is a collective of development, sales and marketing professionals dedicated to maximizing resort and resort residential opportunities. With a history of success in Mexico, Latin America and the Caribbean, Azure works with institutional investors, lenders, and equity stakeholders to formulate and execute strategies that maximize the return on investment across all stages of the development process. Whether for unimproved land or a diverse portfolio, envisioning execution, our hands-on approach is designed to maximize value and minimize uncertainty and risk for our clients. The Azure Resorts & Hotels team is comprised of seasoned real estate executives, with successful international experience tested through numerous real estate cycles. We utilize our deep industry knowledge, broad range of experience and wealth of multicultural contacts to develop proactive solutions to seize market inefficiencies. For more information, visit **www.azureresorts.com**.

About Luxus Developments:

Luxus Developments, a subsidiary of The Luxus Group, is a boutique real estate investment and development firm focused on ground-up and repositioning opportunities in the hospitality and resort-residential asset classes. Luxus focuses on select domestic and international markets including the Caribbean, Mexico, and the United States. Luxus Developments also operates in Italy, via Luxus Restorations, which restores historical properties into modern resorts and homes. Luxus has cultivated a track record of success by identifying unique opportunities,

partnering with local and international talent, and applying institutional quality execution while maintaining a nimble and creative approach. For more information, visit **www.luxusdevelopments.com**.

About Four Seasons Private Residences:

As a long-time leader in branded residences, Four Seasons currently operates 53 branded Private Residence properties around the world, with more than 65% of future Four Seasons projects including a residential component.

All Four Seasons residential offerings combine Four Seasons' legendary people and service with bespoke hotel and resort-style amenities such as spa services, in-residence dining services, housekeeping, concierge services and many more, creating a seamless experience for residence owners. For more information, visit **www.fourseasons.com**.

About Wolfgang Puck Group

The name Wolfgang Puck is synonymous with the best of restaurant hospitality and the ultimate in all aspects of the culinary arts. The famed chef has built a brand that encompasses three companies: Wolfgang Puck Fine Dining Group, owned, operated, and licensed fine dining restaurants consisting of 21 restaurants in 6 countries; Wolfgang Puck Worldwide which has a portfolio of 79 casual and fast-casual restaurants, as well as branded consumer products; and Wolfgang Puck Catering which is the catering service business which operates as a subsidiary of Compass Group. Wolfgang Puck's brand carries an undeniable cachet, synonymous with a bold, innovative style of cooking that has redefined the fine dining industry. His trademark dishes, coupled with his unmistakable panache and personality, has revolutionized the culinary trade.

About MacDonald Highlands:

Four Seasons Private Residences Las Vegas is located within the esteemed MacDonald Highlands community just outside the buzzing Las Vegas strip. Situated at the foothills of the McCullough Mountains, MacDonald Highlands is a collection of luxury homes and residences

with panoramic views of the Las Vegas skyline coupled with upscale amenities and attractions. Four Seasons Private Residences Las Vegas is less than a thirty-minute drive to the Las Vegas city center, and just 10 miles from the city's Harry Reid International Airport (formerly McCarran), making the residences an ideal year-round hub or weekend destination.

Media Contact

Media Contact, Four Seasons Private Residences Las Vegas, 1 8182573529, **fsprlv@candrpr.com**, **https://lasvegasprivateresidences.com/**

SOURCE Four Seasons Private Residences Las Vegas

Karen Slaughter

From: Karen Slaughter
Sent: Wednesday, January 22, 2025 12:06 PM
To: Paul Bykowski
Subject: Appeal Cases 523, 524
Attachments: Case 523 Subdivision Discount Application.pdf; 524 SDA Application - returned oct. 24.pdf; 524 SDA Cost Detail - returned oct. 24.pdf

Mr. Bykowski,

Please see the attached documents regarding appeal cases **523** and **524.** The subdivision discount application and the site cost detail that were returned in October for the 2024/2025 fiscal year will be included in the case documents for case 524. I have included them in this email for your review. Please let me know if anything needs to be corrected on the application you submitted for the 2024/2025 fiscal year.

We are requesting a completed subdivision discount application for case **523** so that we can accurately assess the subdivision discount that can be applied. In order for your information to be included in the printed copy of your cases, **it must be submitted at least seven days prior to your scheduled hearing dates which are both on February 20th**. If you present additional information on the day of your hearing, **you must provide ten copies to the board**.

Sincerely,

Karen Slaughter
Senior Management Analyst, RES

togetherforbetter
500 S. Grand Central Pkwy, 2nd Floor | Las Vegas, NV 89155
Email: Karen.Slaughter@ClarkCountyNV.gov
Direct: 702.455.4976 | Office: 702.455.4997
ClarkCountyNV.gov

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Marv Ann Weidner. Assistant Director of Assessment Services

January 13, 2025

HENDERSON PINNACLE NEWCO L L C
225 NE 34TH ST # 201
MIAMI, FL 33137

Re: PINNACLE RESIDENCES AT MACDONALD HIGHLANDS
Appeal # 524
APNs: 178-26-115-003 etal

Dear Property Owner,

The parcels associated with the appeal or control number listed above and under common ownership may qualify for a subdivision discount per NAC 361.129 and NAC 361.1295 (see page two of this packet). Approval of a subdivision discount is subject to meeting these requirements and additional information is required to determine compliance with these codes and statutes. If you believe the parcels qualify, please submit a complete subdivision discount application which is included in this packet. Incomplete applications will not be considered. If a discount is approved, it will be for the fiscal year(s) applied for only; subsequent years will need a separate application during the appropriate time frame. The discount will be disallowed on any parcels that fail to qualify at the close of either the open roll or the re-opened roll of that fiscal year.

Please return completed application to:

Clark County Assessor - Appraisal Division
Attn: Carla Pipitone
500 South Grand Central Pkwy, 2nd Floor
Las Vegas, Nevada 89155
cpipitone@ClarkCountyNV.gov or Fax to: 702-380-9558

If you would like additional information regarding subdivision discounts, or if we may be of further assistance, please call the Assessor's Office at (702) 455-4997.

Sincerely,

Carla Pipitone
Appraisal Division

OFFICE OF THE
COUNTY ASSESSOR

BRIANA JOHNSON
Clark County Assessor
(702) 455-4997 • Fax: (702) 455-0191
www.clarkcountynv.gov/assessor

Mary Ann Weidner, Assistant Director of Assessment

NAC 361.129 Appraisal of parcel as part of qualified subdivision. (NRS 360.090, 360.250, 361.227)

1. A parcel must be appraised as provided by paragraph (b) of subsection 2 of NRS 361.227 and NAC 361.1295 if:
   (a) It is one of a group of 10 or more contiguous parcels held under common ownership;
   (b) A final map, a series of final maps or one or more subdivision maps covering the area containing the parcel has been presented to the county recorder for filing in the manner provided by NRS 278.360 to 278.460, inclusive, or the parcel is assessable property in an improvement district created pursuant to chapter 271 of NRS;
   (c) The owner of the parcel provides the county assessor with whatever information the assessor deems necessary to determine the taxable value of the parcel; and
   (d) The county assessor determines that the group of parcels affected has an expected absorption period of more than 1 year.

2 For the purposes of this section:
   (a) The owner of a parcel is the person or entity shown as such in the records of the county recorder.
   (b) A parcel is contiguous with other parcels held under common ownership even if it is separated from those parcels:
      (1) By an easement, right-of-way, street, highway or other obstruction; or
      (2) By one or more parcels held by third persons, if the parcels so held are in the same phase or section of a development.
   (c) A parcel is not contiguous with other parcels held under common ownership, though they share a common boundary, if they are in different phases or sections of a development.

(Added to NAC by Tax Comm'n, eff. 11-14-88; A 10-27-93; R031-03, 8-4-2004)

NAC 361.1295 Taxable value of land within qualified subdivision. (NRS 360.090, 360.250, 361.227)

1. In determining the taxable value of land within a qualified subdivision, the county assessor shall use, as he or she deems appropriate based upon the available information concerning the subdivision:
   (a) The full cash value of the subdivision as vacant land, plus all actual costs of site preparation, including on-site enhancements and off-site enhancements;
   (b) The selling price of any comparable subdivision or group of parcels, adjusting that price as appropriate to reflect differences between the land sold and the land being appraised; or
   (c) The estimated retail selling price of all parcels in the subdivision which are not sold, rented or occupied, reduced by the percentage specified for the expected absorption period of the parcels:

Expected Absorption Period (Years)	Percentage of Reduction
1-3	20
4-6	30
7-9	40
10 or more	50

OFFICE OF THE
COUNTY ASSESSOR

BRIANA JOHNSON
Clark County Assessor
(702) 455-4997 • Fax: (702) 455-0191
www.clarkcountynv.gov/assessor

Mary Ann Weidner, Assistant Director of Assessment

Application for Subdivision Discount

Appeal # 524

Date of Application: _____ Fiscal year: 2024-2025

Name of Developer/Owner: _____

Address: _____ Phone: _____

Assessor Parcel Numbers: _____

Land Purchase

(Please provide sale information for the land the above listed parcels were created from.)

Seller: _____ Buyer: _____

Purchase Date: _____ Deed #: _____

Purchase price: _____ Was this an "Arm's Length Transaction" (Y / N)

Actual Costs of Site Preparation

Actual and/or expected costs of site preparation incurred up to July 1, 2024:

_____

Number of lots the above costs are associated with: _____

Actual and/or expected stage of development on July 1, 2024:

_____

Please also attach a detail of site preparation costs [excluding land purchase] for the land the above parcels were created from.

Marketing Information

Homes in this subdivision are marketed for: Sale / Lease

Subdivision name the above parcels are marketed as: _____

Expected home sale/lease prices in this subdivision: _____

Expected home sizes in this subdivision: _____

Absorption

Date (Month/Year) sales and/or leases will commence for this phase: _____

Expected absorption rate (sales or leases per month): _____

Number of parcels expected to sell by June 30th, 2025: _____

Expected sell-out or lease-up date for this subdivision: _____

Please also attach a detail of all leased properties including parcel number, lease start date, and monthly rent.

Karen Slaughter

From: Karen Slaughter
Sent: Monday, October 7, 2024 1:25 PM
To: Paul Bykowski
Subject: RE: Four Seasons Towers
Attachments: PINNACLE RESIDENCES AT MACDONALD HIGHLANDS.pdf

Mr. Bykowski,

The assessment for these parcels is based on the parcel cut and recorded map. I have attached an application for subdivision discount for this project and suggest that that application be filled out and returned **as soon as possible**. Once we receive a complete application **including a detail of the actual costs of site preparation** we will prioritize the analysis of this project for a developer discount.

The Assessor does not bill or collect for real property tax payments, and always advises that tax payments be made timely to avoid late penalties. Any further questions regarding tax payments will need to be addressed with the Treasurer (702-455-7323).

Sincerely,

Karen Slaughter
Senior Management Analyst, Clark County Assessor's Office
service integrity respect accountability excellence leadership

---

From: Paul Bykowski <pbykowski@macdonaldproperties.com>
Sent: Friday, October 4, 2024 9:33 AM
To: Karen Slaughter <kga@ClarkCountyNV.gov>
Subject: Four Seasons Towers

I'm hoping you are the right person to talk to regarding the assessment of the proposed Four Seasons Towers in MacDonald Highlands. Prior to starting construction, the property needed to have it's condo map approved. The County assessed the property based on the map prior to the start of construction. This resulted in an 11 acre vacant parcel being assessed at approximately $350M. There is a $1.7M tax payment showing due on Monday.

This has to be some sort of mistake as there is no way the County believes that the market value of this land is now $350M due to a map being recorded.

Let me know how we need to proceed to get this fixed so the property owner can have an accurate assessment and feasible tax payment. Generally we have paid a bill and got a credit later on appeal but this payment is so extreme that there is no way a $1.7M payment can be made next week.

Thanks,

Paul Bykowski
Sr. VP of Land Development
MacDonald Highlands
552 South Stephanie Street

Henderson, Nevada 89012
702-458-0001
702-458-5570 Fax
www.macdonaldhighlands.com

Karen Slaughter

From: Karen Slaughter
Sent: Tuesday, October 8, 2024 11:25 AM
To: Paul Bykowski
Cc: Carla S. Pipitone; Mary Ann Weidner
Subject: RE: Four Seasons Towers

Hi Paul,

Thank you so much for this. It is what we need. Can you also provide the break down for the $85,000 in mapping costs you listed?

Sincerely,

Karen Slaughter
Senior Management Analyst, Clark County Assessor's Office
service integrity respect accountability excellence leadership

---

From: Paul Bykowski <pbykowski@macdonaldproperties.com>
Sent: Tuesday, October 8, 2024 10:27 AM
To: Karen Slaughter <kga@ClarkCountyNV.gov>
Cc: Carla S. Pipitone <Carla.Pipitone@ClarkCountyNV.gov>; Mary Ann Weidner <mwe@ClarkCountyNV.gov>
Subject: RE: Four Seasons Towers

Here is the progress breakdown for the grading work. Let me know if you need anything else.

From: Karen Slaughter <kga@ClarkCountyNV.gov>
Sent: Tuesday, October 8, 2024 7:40 AM
To: Paul Bykowski <pbykowski@macdonaldproperties.com>
Cc: Carla S. Pipitone <Carla.Pipitone@ClarkCountyNV.gov>
Subject: RE: Four Seasons Towers

Hi Paul,

As we discussed on the phone yesterday and is stated in the application letter, we need a detail of the site preparation costs for this application to be considered complete. Please provide the detail as soon as possible so that we can move forward with our analysis.

Sincerely,

Karen Slaughter
Senior Management Analyst, Clark County Assessor's Office
service integrity respect accountability excellence leadership

---

From: Paul Bykowski <pbykowski@macdonaldproperties.com>
Sent: Monday, October 7, 2024 4:52 PM

To: Karen Slaughter <kga@ClarkCountyNV.gov>
Subject: RE: Four Seasons Towers

Here is the subdivision discount form filled out. Let me know if you need anything else.

Thanks,
Paul

From: Karen Slaughter <kga@ClarkCountyNV.gov>
Sent: Monday, October 7, 2024 1:25 PM
To: Paul Bykowski <pbykowski@macdonaldproperties.com>
Subject: RE: Four Seasons Towers

Mr. Bykowski,

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Let me know how we need to proceed to get this fixed so the property owner can have an accurate assessment and feasible tax payment. Generally we have paid a bill and got a credit later on appeal but this payment is so extreme that there is no way a $1.7M payment can be made next week.

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Sr. VP of Land Development
MacDonald Highlands
552 South Stephanie Street
Henderson, Nevada 89012
702-458-0001
702-458-5570 Fax
www.macdonaldhighlands.com

Karen Slaughter

From: Paul Bykowski <pbykowski@macdonaldproperties.com>
Sent: Tuesday, October 8, 2024 12:07 PM
To: Karen Slaughter
Cc: Carla S. Pipitone; Mary Ann Weidner
Subject: RE: Four Seasons Towers

That is a single line item cost for the map so there is no breakdown. I confirmed with the engineer that the mapping came in at $90k and not $85k.

From: Karen Slaughter <kga@ClarkCountyNV.gov>
Sent: Tuesday, October 8, 2024 11:25 AM
To: Paul Bykowski <pbykowski@macdonaldproperties.com>
Cc: Carla S. Pipitone <Carla.Pipitone@ClarkCountyNV.gov>; Mary Ann Weidner <mwe@ClarkCountyNV.gov>
Subject: RE: Four Seasons Towers

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Karen Slaughter
Senior Management Analyst, Clark County Assessor's Office
service integrity respect accountability excellence leadership

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service integrity respect accountability excellence leadership

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This has to be some sort of mistake as there is no way the County believes that the market value of this land is now $350M due to a map being recorded.

Let me know how we need to proceed to get this fixed so the property owner can have an accurate assessment and feasible tax payment. Generally we have paid a bill and got a credit later on appeal but this payment is so extreme that there is no way a $1.7M payment can be made next week.

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Paul Bykowski
Sr. VP of Land Development
MacDonald Highlands
552 South Stephanie Street
Henderson, Nevada 89012
702-458-0001
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2/20/2025 523 and 524A

CASES 523 & 524 SUMMIT CLUB CONDO - UNIT SALES AND UNIT LAND VALUES

strap	BLDG	Unit	Floor	EFF YEAR	TOT SQFT	Unit Desc.	SALE DATE	SALE PRICE	2025/2026 LAND VALUE	2024/2025 LAND VALUE
164-23-420-015	Clubhouse	213	3	2023	1463	1 Bedrm	9/20/2023	$ 3,250,000	$ 1,680,000	$ 1,600,000
164-23-420-012	Clubhouse	210	3	2023	1476	1 Bedrm	7/3/2023	$ 2,750,000	$ 2,100,000	$ 2,000,000
164-23-420-007	Clubhouse	205	3	2023	1514	1 Bedrm	12/20/2024	$ 4,200,000	$ 2,100,000	$ 2,000,000
164-23-420-016	Clubhouse	214	3	2023	1626	1 Bedrm	6/27/2023	$ 3,050,000	$ 1,680,000	$ 1,600,000
164-23-419-018	Tower	101	1	2021	1889	2 Bedrm	4/20/2023	$ 6,850,000	$ 2,100,000	$ 2,000,000
164-23-419-019	Tower	102	1	2021	1891	2 Bedrm	5/24/2021	$ 4,700,000	$ 2,100,000	$ 2,000,000
164-23-419-020	Tower	103	1	2021	1891	2 Bedrm	4/1/2021	$ 4,350,000	$ 2,100,000	$ 2,000,000
164-23-419-024	Tower	107	1	2021	1891	2 Bedrm	12/30/2020	$ 4,250,000	$ 2,100,000	$ 2,000,000
164-23-419-023	Tower	106	1	2021	1894	2 Bedrm	9/21/2021	$ 4,850,000	$ 2,100,000	$ 2,000,000
164-23-419-021	Tower	104	1	2021	1897	2 Bedrm	10/14/2021	$ 5,100,000	$ 2,100,000	$ 2,000,000
164-23-419-027	Tower	204	2	2021	1897	2 Bedrm	6/9/2021	$ 3,800,000	$ 2,100,000	$ 2,000,000
164-23-419-026	Tower	203	2	2021	1898	2 Bedrm	2/28/2022	$ 5,000,000	$ 2,100,000	$ 2,000,000
164-23-419-032	Tower	305	3	2021	1906	2 Bedrm	11/12/2021	$ 6,000,000	$ 2,100,000	$ 2,000,000
164-23-419-028	Tower	205	2	2021	1907	2 Bedrm	9/22/2023	$ 5,400,000	$ 2,100,000	$ 2,000,000
164-23-420-014	Clubhouse	212	3	2023	1931	2 Bedrm	7/27/2023	$ 2,000,000	$ 1,680,000	$ 1,600,000
164-23-420-011	Clubhouse	209	3	2023	2460	2 Bedrm	9/27/2023	$ 2,650,000	$ 2,520,000	$ 2,400,000
164-23-419-033	Tower	306	3	2021	2477	3 Bedrm	4/16/2021	$ 3,600,000	$ 2,520,000	$ 2,400,000
164-23-419-031	Tower	304	3	2021	2862	2 Bedrm	1/6/2023	$ 10,500,000	$ 2,520,000	$ 2,400,000
164-23-420-005	Clubhouse	202	3	2023	2930	2 Bedrm	8/31/2023	$ 5,600,000	$ 2,520,000	$ 2,400,000
164-23-420-004	Clubhouse	201	3	2023	3196	3 Bedrm	8/25/2023	$ 5,250,000	$ 2,940,000	$ 2,800,000
164-23-420-010	Clubhouse	208	4	2023	3470	3 Bedrm	8/25/2023	$ 7,300,000	$ 3,360,000	$ 3,200,000
164-23-420-008	Clubhouse	206	4	2023	3662	3 Bedrm	6/20/2023	$ 7,250,000	$ 3,360,000	$ 3,200,000
164-23-420-013	Clubhouse	211	3	2023	3720	3 Bedrm	9/5/2023	$ 9,000,000	$ 3,360,000	$ 3,200,000
164-23-419-029	Tower	206	2	2021	3868	3 Bedrm	4/30/2021	$ 5,000,000	$ 3,360,000	$ 3,200,000
164-23-419-025	Tower	202	2	2021	3870	3 Bedrm	2/16/2023	$ 12,000,000	$ 3,360,000	$ 3,200,000
164-23-419-030	Tower	302	3	2021	4168	3 Bedrm	3/11/2021	$ 7,600,000	$ 3,780,000	$ 3,600,000
164-23-420-009	Clubhouse	207	4	2023	4186	4 Bedrm	11/9/2023	$ 5,600,000	$ 3,780,000	$ 3,600,000
164-23-420-003	Clubhouse	112	1	2023	4611	3 Bedrm	8/11/2023	$ 13,500,000	$ 4,200,000	$ 4,000,000
164-23-420-006	Clubhouse	204	3	2023	4929	5 Bedrm	9/15/2023	$ 9,400,000	$ 4,620,000	$ 4,400,000
164-23-420-002	Clubhouse	111	1	2023	5389	4 Bedrm	9/18/2023	$ 15,500,000	$ 4,620,000	$ 4,400,000

CASES 523 & 524 PROJECT COMPARISON

DESCRIPTION	FOUR SEASONS (Projected)	SUMMIT CLUB (Actual)
Floors	24	4
Unit Size (living sf)	2268 - 8408	1463 - 5389
Sale Price	$3,500,000 - $31,550,000	$2,000,000 - $15,500,000
Unit Land Values 24/25	$953,600 - $7,144,800	$1,600,000 - $4,400,000
Discounted	$66,752 - $500,136	n/a
Unit Land Values 25/26	$953,600 - $7,144,800	$1,680,000 - $4,620,000
Discounted	$76,288 - $571,584	n/a

CLARK COUNTY
BOARD OF EQUALIZATION

Case # 524

Miscellaneous Information

togetherforbetter

OFFICE OF THE COUNTY ASSESSOR

BRIANA JOHNSON
Clark County Assessor
(702) 455-3882 ● Fax: (702) 455-0018
www.clarkcountynv.gov/assessor

Mary Ann Weidner, Deputy Director of Assessment Services

01/08/2025

Case Number: **524**
Parcel/PPID Number: **178-26-115-003**

HENDERSON PINNACLE NEWCO L L C
225 NE 34TH ST # 201
MIAMI FL 33137

Dear Sir or Madam:

We have received your **Petition for Review to the Clark County Board of Equalization**. If you have additional information relevant to your case that you would like to submit for review, please provide it to our office as soon as possible. In order for your information to be included in the printed copy of your case, **it must be submitted at least seven days prior to your scheduled hearing date**. If you have to present additional information on the day of your hearing, **you must provide ten copies to the board**.

You will be notified of your hearing date by email.
1) **Email**. All correspondence will be sent to the email provided on the appeal form unless otherwise specified. To change your noticing email:

- Email your request to **boe@ClarkCountyNV.gov**
- Enter your Case # first and then "BOE Hearing Notification" in the subject line.
- In the body of the email, provide your case number, address, phone number and parcel number.

2) **Certified letter**. If no email is provided, you will receive notification by certified letter.

Your hearing will be scheduled between now and the end of February. You should attend the hearing and be prepared to discuss the taxable value of your property before the Board. For additional information regarding the appeal process and electronic hearing notification, please refer to the appeal instructions provided with your appeal form.

Our appraisal staff will prepare and submit to the Board a case with information which describes our position regarding your property valuation. This case information will be provided to you at the hearing, or you may contact our office to check availability prior to the hearing. Please contact our office if you have any questions in this regard.

Meet the Team



Larry Wright
General Manager
702-835-8581
SEND EMAIL



Meghann Trager
Assistant General Manager
702-835-8155
SEND EMAIL



Paul Bykowski
Sr. VP of Land Development
702-458-0001
SEND EMAIL

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MacDonald Highlands
History
Meet the Team
The Highlander Magazine
In the News

PETITION 523: HENDERSON PINNACLE NEWCO L L C

Parcel Number(s):	178-26-115-003 through 178-26-115-045 as noted on the agenda (154 in total)
Petitioner Duly Sworn:	Paul Bykowski
Document(s) Submitted:	*See Attached*

DISCUSSION:

TERRY FARR
I know we have at least one more. I'm on page 20 of the —

MARY ANN WEIDNER
Page 23. I think we have Case 523 which is the next case.

TERRY FARR
I was getting there.

MARY ANN WEIDNER
Okay. And then Chairman, we have Case 523 on page 23 and then we have Case 521 on page 26 and then we will need to jump back because one of the petitioners did show up for a couple cases earlier on your agenda, which is 420 and 421, which are on page 13 and 14.

TERRY FARR
That was 520 and 521?

MARY ANN WEIDNER
420 and 421 on pages 13 and 14. So those will be the last two, but the next two are 523 and 521 or I'm sorry, 523, forgive me. 524 and then 521.

TERRY FARR
Okay. Case 523 is Henderson Pinnacle NewCo LLC.

MARY ANN WEIDNER
And Chairman Farr, I'm not sure if this gentleman was sworn in. I'm not sure if he was here. We could, just going to ask him that question.

TERRY FARR
I noticed that as well. Sir, have you been sworn in?

PAUL BYKOWSKI
I was here. I was sworn in.

TERRY FARR
Well, there was another gentleman that came in later too that was not, yes.

PAUL BYKOWSKI
No, I was here. I've just been coming in and out because that argument was long.

TERRY FARR
Very good. Please state your name and for the record sir.

PAUL BYKOWSKI
Paul Bajkowski, 552 South Stephanie Street, Henderson 89012.

TERRY FARR
Thank you. Ms. Slaughter.

KAREN SLAUGHTER
Good morning. Karen Slaughter for the Clark County Assessor. Case 523 is found in the master book and begins on page 1,267. The subject of this appeal is a 172 parcel platted condo units located in MacDonald Highlands. The project area is approximately 12.93 acres and development has begun though no vertical construction has started.

The project is actively marketed as Four Seasons Residences with unit prices ranging between $3.5 million and $31.55 million. They'll have two towers. I believe one tower is going to be 22 floors, the other is going to be 24 floors. Residential unit sizes are between 2,268 square feet and 8,408 square feet and there's one commercial unit with 6,761 square feet.

This is for the secured roll, the 2025-2026, and we will also be hearing the 2024-2025 total value for all parcels in the appeal is $337,995,394 with individual parcels valued between $122,000 and $7.2 million. After analyzing the property for a subdivision discount, the Assessor is recommending a reduction to the land values with a 92% subdivision discount for a total taxable value of $27,192,808 with individual values between $10,573 approximately.

TERRY FARR
Thank you. Mr. Bykowski.

PAUL BYKOWSKI
You did hear that correct, will construct. This has got to be the largest overvaluation of 12 acres of vacant property in the history of Las Vegas. I don't know how this passed any sort of equity test or fair cash value test. We actually got a tax bill for $1,747,818 that said it was due a week after it was received. So somehow someone at the Assessor's Board approved a $337 million value for 12 acres of almost graded land in Henderson, Nevada and sent out a tax bill for it. So, I appreciate your time that we can correct the error of the valuation.

I was very curious to see how they even came up with that valuation because I sent them the contract where we sold the land in a completed state. It was a pad ready with offset utilities completed for $18 million, sent them the contract so, obviously the land should be worth $18 million when the improvements are done.

So apparently in their theory they would look at marketing material and what would be built in the future, figure out through advertising what those units would cost when they are constructed and then take a percentage of the value for land value, which came up to $337 million. When I immediately called after the bomb went off and everybody in the company completely freaked out after receiving this bill, they tried to adjust it through a subdivision discount, which we feel is the inappropriate way to get this to the correct value.

A subdivision discount for us in the past has been if I have like a $100, $500,000 lots, I can't sell them all in one year, so I get a subdivision discount, but that initial $500,000 value has to be based in reality and comps. There are no comps to justify this value. They took air and valued it on a future construction value and the value just went up exponentially as to how many units are added.

So, you have an $18 million parcel, you build a 10-story condo unit, it gives your land value a certain value. Well, you double the units. Your land value doesn't double when you add units. So, in general for a project like this, and I'll try to keep a little bit short, you go vertical so that you have a lower land cost and all of your improvement costs is in construction. It's maybe around a $500 million project, $18 million for the land. The rest of it's in improvement costs. So, your land value does not go up. And by giving a subdivision discount it creates problems is when these improvements start and I start throwing in the hundreds of million dollars of construction improvements, they're going to come back with a supplemental increase in the value with these construction improvements and it's going to be completely out of whack because they have too much on the land value. When the project's finished and you want to have depreciable value and non-depreciable value in your land and your improvements, that's fine. Wait until the units close in three years when hopefully as project's done, if it happens, they'll get their money and they will have an established value on closings.

So, they did come back and offer to adjust the value down to $23 million for last year and I think $27 million for this year. So for this, I think this is the next year, so this would be $27 million. The problem is I sent them a contract for $18 million and they don't understand post-closing obligations. So, my contract says “I'm selling you this piece of land, it's fully graded and has all the off-site utilities in for $18 million.” Well, at time of closing we got the $18 million value went in, but these improvements weren't done yet. So, they kept asking for, "Well, show us the value improvements as they go in." So, I gave them the improvements going. Well, they added that to the $18 million. So, it's not an additional cost. Those improvement costs are part of the $18 million closing.

So, their lack of understanding on the post-closing obligations on sales made the going back and forth about my money spent irrelevant because they just kept tacking it on to the $18 million. I'm like, "No, we sold them $18 million. I had to grade it and I had to get all the off-site utilities upgraded for this parcel included the contract, it's in the backup."

So, they went and provided the sales comps and their comps backed my argument because they provided very high end properties that have sold and they valued around $17 million while the properties have all their off-site improvements done. They have roads up to them, they have their water reservoirs finished, they get the power brought in, they get the gas brought in. So, all of their improvements are completed for what values that they have at $17 million. So, I feel that their comps back up my argument in that it's an $18 million property once it is improved, so it's not $18 plus what I'm spending, it's $18 million improved. So, my argument for this one is I should be improved by July, fully improved so it'll hit its $18 million. When we come for the next one, I had about $5 million left to go, so it should have been $13 million for last year and that's going to be my argument for value and I think we need to adjust it to the actual value so that when the improvements start coming in, it's correctly valued and we don't have this ridiculous high value that was discounted 93% to get us to actual value. Thank you.

TERRY FARR
Ms. Slaughter.

KAREN SLAUGHTER
Thank you. I'm going to go back to talking about how we set the land value for subdivisions, and I know this is different than, it's different, but it's also the same as a residential subdivision that's cut.

When a subdivision is cut, whether that's for single family residents or townhomes or for condos, it's no longer a 12-acre parcel. It's now many different parcels that have values and we have to set those values and be equitable with the rest of the County and how those values are set. We set land values for subdivisions based on allocation, looking at the sale prices and applying an allocation that may differ depending on the location of the valley to set those values.

This community is a little difficult to do that with, but anytime that we have this kind of parcel cut that happens, we have to do this. A parcel cut happens and they're just paper lots until they start developing. It's no different from a single-family residence community to a condo residence community. They're paper lots and we're still going to value them the same way we value the lots next door that have houses built on them or condos built on them because we have to be equitable in the way that we set that value.

When we look at this property to set the value, there is no comparable property to look at to say what are the values going to be like? There's only five Four Seasons Residences in the world, so there's no way that I can look in Clark County to find a comparable property to see what are those sale prices to maintain equity. So we did look at what is going to go on here, what product is going to go on here, and thank goodness there's so much advertising about this community that we have an idea of what they're going to sell for because it's listed and there's many press releases and I've included them in this document that says what they're planning to sell them for starting at. So that was a base point to set the retail lot value for these properties.

We feel the most comparable community in Clark County is the Summit Club. It's still not comparable to what this community is going to be, but it is comparable. And again, this is the same way we would look at a residential subdivision. It's just paper lots, but we have to look at what a comparable neighborhood is going to be like to set the land values. We understand that that is what is going to be when it's completely developed, and I'm going to say this would be the poster child for what a subdivision discount is for because we need to get those land values down to what could they sell those 12 acres for right now. But we have to set the value and be equitable with the way that we set values for other high-rise condominiums or other condominium units, which is looking at what would these units sell for and applying an allocation.

So, I have on page 1345 is the estimated selling price, and this is based on press releases that we got. One press release is on page 1421. That is where we got the bulk of these numbers from. So, we have two bedrooms at $3.5 million, three bedrooms at $4.5 million, four bedrooms at $5.5 million, and then they say that the penthouse is starting at $22 million and then there's an article on page 1438 through 1441 talking about penthouse B, That's at $31.55 million. These properties are going to sell for at least that starting that, and we're setting the land values for this based on those values.

Then we look at Summit Club, which is the most comparable community that we have because it's a very luxurious community with condo projects, but the condo project in Summit Club is only up to four stories high with one story being a walkout basement and we passed out information on that. So, looking at the sales in Summit Club, we have sale prices and I, yeah, I only included the sales, but we have sale prices from $2 million up to $15.5 million. So similar, but the unit sizes are much smaller, and I passed out this comparison from Four Seasons to Summit Club.

So, unit sizes projected for Four Seasons are 2,268 square feet to 8,408 square feet. Summit Club is 1,463 square feet to 5,389 square feet, so smaller units there. Sell prices at Four Seasons are anticipated at $3.5 million up to $31.55 million. Summit Club sell prices actual and these are sales from 2021 up to 2024 from $2 million to $15.5 million. Unit land values set for the 2025-2026 year, and these are for the residential

units for Four Seasons are set at $953,600 to $7,144,800 depending on unit size, floor level, whether it will be a penthouse. The Summit Club actual unit land values are $1,680,000 to $4,620,000.
So, in comparison from what we're projecting will be when these are finished and when they're sold, our land values for Four Seasons are very conservative in comparison with the most comparable community that we have in Clark County, which is going to not be comparable to the Four Seasons, still, Four Seasons will far surpass Summit Club, but our land values —

UNIDENTIFIED SPEAKER
(inaudible). That's good. Talk about how far in terms of (inaudible).

KAREN SLAUGHTER
I agree. Summit Club is very awesome, and I appraised Summit Club and I've walked it extensively and just looking at all of the — there is so much on the internet on the Four Seasons. It's going to be much nicer. I'm excited to see it finished. Sad that I won't be here to walk it, but I am.

TERRY FARR
Any rebuttal sir?

PAUL BYKOWSKI
Oh, yeah —

KAREN SLAUGHTER
Oh, I'm not finished —

TERRY FARR
Oh, I'm sorry. I thought she was done.

KAREN SLAUGHTER
Sorry.

PAUL BYKOWSKI
I can't wait. It's a big difference between those two properties.

KAREN SLAUGHTER
So, when we discount the land based on the subdivision discount, the values for the units go down to $76,288 up to $571,584.

So, this is just to talk about how we set the retail lot value. This one, even when we are setting the values, I thought this is perfect. They just need to send in a subdivision discount application and then we'll look at it that way and they'll get their subdivision discount. If we set lot values, which Mr. Bykowski is suggesting that we have a lower lot value, when these sell and if we raise the lot value to be more equitable with the way other high-rise condos or luxury condos to Summit Club are valued and we raise those values, there is no increase. The value will go up, but the tax cap is set on the low value that's there. When the discount is done through a subdivision discount, that cap falls off when the subdivision discount comes off and the property sells to the individual unit. So, this is the appropriate way to discount the property to what somebody would pay for that 12 acres and the entitlements and the development that has been added to it.

So, I want to refer you to page 1,453 and I just want to go over the NAC and how we're supposed to look at a subdivision discount and I'm going to go ahead and read through it. I know we didn't read through it

for the previous cases, but I'm going to go ahead and read through it so that we can be sure we understand how this is supposed to be applied. So, NAC 361.129 is appraisal of a parcel as part of a qualified subdivision, a parcel must be appraised as provided by paragraph B of subsection two of NRS 361.227 and NAC 361.1295 if it is one of a group of 10 or more contiguous parcels held under common ownership.

A final map, a series of final maps or more subdivision maps covering the area containing the parcel has been presented to the County Recorder for filing in the manner provided by NRS 278.360 to 278.460 inclusive or the parcel is assessable property in an improvement district created pursuant to Chapter 271 of NRS. The owner of the parcel provides the County Assessor with whatever information the Assessor deems necessary to determine the taxable value of the parcel and the County Assessor determines that the group of parcels affected has an expected absorption period of more than one year.

For the purposes of this section, the owner of a parcel is the person or entity shown as such in the records of the County Recorder. A parcel is contiguous with other parcels held under common ownership even if it is separated from those parcels by an easement, right-of-way, street, highway way or other obstruction or by one or more parcels held by third persons if the parcels so held are in the same phase or section of a development. A parcel is not contiguous with other parcels held under common ownership, though they share a common boundary if they're in different phases or sections of a development.

NAC 361.1295, Taxable Value of Land within a Qualified Subdivision. In determining the taxable value of land within a qualified subdivision, the County Assessor shall use as he or she seems appropriate based upon the available information concerning the subdivision, the full cash value of the subdivision as vacant land plus all actual costs of site preparation, including onsite enhancements and off-site enhancements. The selling price of any comparable subdivision or group of parcels, adjusting that price as appropriate to reflect differences between the land sold and the land being appraised or the estimated retail selling price of all parcels in the subdivision, which are not sold, rented or occupied, reduced by the percentage specified for the expected absorption period of the parcels.

So, thank you for letting me go through that slowly, but I wanted to make sure that everyone is clear on how a subdivision discount can be applied.

Mr. Bykowski brought up the $1 million tax bill that was sent out and that does apply to the Case 524, not to Case 523, which for the secured roll, but I would like to address that. As soon as a subdivision is created, as a courtesy, we're sending out letters to the developer with an application so that they can fill that out and our intent is to get that to them as soon as possible so they could fill out an application and send that in. These parcels were cut right before the lien date, like the end of June they were cut, which meant that we had already closed the tax roll for the tax bills that go out in July and then they were cut and we had to do the analysis and then those values were sent to the Treasurer and they sent out the tax bill.

Unfortunately, there was a glitch in our system in which for some reason over a couple of months the subdivision discount application letters didn't get sent out to communities that were cut at that time. Again, we send these out as a courtesy. There is no statute that requires that we send them out, but we send them out as a courtesy. So unfortunately due to the timeline that they cut their parcels being after we closed the roll and we had to do this during our trying to catch up on the things that happened after we closed the roll so tax bills can go out, then we had to send those to the Treasurer. They got it and they hadn't received the letter to fill out the application. We couldn't do an analysis without the information.

As soon as they called us, we did everything that we could to help them even calling and emailing to the Treasurer to ask them to place a hold on this while we worked through this subdivision discount application and not penalize them for not having the taxes paid because we knew there was going to be a substantial discount. So, we did everything we could to work with them so that we could get the value down to the discounted amount. Again, that is for the 2024-2025 year, but since he brought it up, I wanted to address that.

When we look at subdivision discounts, they are done on a year-by-year basis. So, we did look at the application that he submitted for the 2024-2025 year, but that doesn't roll over to the 2025-2026 year. The reason being because things change from year to year. Development costs go up as they're developing, and we're looking at development costs for 2024-2025 only up to July 1 of 2024. For 2025-2026, we're looking at costs up to July 1 of 2025, which means that for the 2025-2026 year, he's got to give us estimated costs, what he's spent so far, and also the estimated costs, so we can't apply a subdivision discount from one year and keep it to the next year because we have to analyze it each year. It's going to fall off. On receiving this appeal, we did send out a request for subdivision discount application for the 2025-2026 year, and he did comply. He sent that back right away and we did the analysis on that.

Before we get into that analysis, I just want to direct you to, we have a vicinity map in page 1327 that shows the general area of the project and then a photograph addendum from 1328 to 1329. So, this is showing the area and the development progress from the time of their purchase until the most recent pictures that we had at the time that I put this case in, which was October of 2024.

And on 1331 is the website information for the Four Seasons residences. Our development cost method is on page 1332 and I have eight comparable sales. So, the first comparable that I've provided is located within MacDonald Highlands. It is a 7.35 acre parcel. This is a custom home lot. I understand that's different than 172 platted parcels, but we're looking at this as what is it worth as acreage? So, we have 12 acres. Now, we just want to see what would it look like as 12 undeveloped acres. So, we do have 7.35 acres. This is a custom lot and yes, it is developed, but it sold for $10 million. Yes, $10 million, which is $1,360,544 per acre. The 7.35 acres is not all developable. A lot of the topography they can't develop on so about half of it is developable. And I do have information specifically for this parcel on page 1337. So, there you can see there's an image of that. So, you can see it's about half of the property that is developable, and this property sold for $10 million. If we looked at the subject parcel of 12 acres, we probably could put several custom lots on there. They may not sell for $10 million, but they could probably sell for at least half of that and we could put several custom home lots on there. That's why we use this parcel as comparable because it's in the same area. It's in MacDonald Highlands. He could probably develop this or sell this to someone who wanted to develop custom home lots there and get a high value for the custom home lots in that particular location.

Going back to the development cost method, comparable two is in Inspirada. This is for 37.48 acres. This is an inferior location, inferior zoning and entitlements. It's a much larger acreage and has inferior development and that sold for $1.2 million per acre. Then we have in Lake Las Vegas an 11.6 acre parcel, inferior in location to MacDonald Highlands, inferior in entitlements and intended use and inferior in development.

Next, we have a parcel in Summerlin South. 7.21 acres sold for 9 million dollars. That's $1,248,266 per acre. Inferior location. Comp 5, 10.15 acres that sold for $1.5 million per acre approximately. We believe this to be a similar location, Summerlin West to MacDonald Highlands, though this is not in a guard-gated community and does not have the entitlements. Comparable 6 is an 88.54 acre parcel with $1,211,317 per acre also in Summerlin West. Also does not have the same entitlements as this project. Comparable 7

is 13.61 acres that sold for $1,542,983 per acre in Blue Diamond. This is a similar size to the subject, but actually I think this property is platted for a condo project but not the same kind of condo project we're talking about for Four Seasons residences. And then we have a parcel at Serene and South Las Vegas Boulevard. That's a 6-acre property that sold for $964,451. The most comparable properties would be the acreage in Summerlin West, which were between $1.2 million per acre and $1.5 million per acre. And looking at that custom home lot on a total acreage and not on the buildable area at $1,360,000 per acre and we reconciled to an acre value as undeveloped land at $1,350,000 per acre.

So, using the development cost method, and if we go back to NAC on page 1,453. Scroll down a bit. Method A is the full cash value of the subdivision as vacant land plus all actual costs of site preparation including on-site enhancements and off-site enhancements. Can we go back to 1,332? So, we did ask for development costs from Mr. Bykowski, which he provided, and the costs that he provided are located on page 1,320 to 1,323. Actually, 1,319 are the cost detail invoices that he returned, and I've summarized those on page 1,335.

So typically, when we request costs from the developers, and there's a lot of subdivision discount appeals that we get at this time of year and then we also get other subdivision discount applications outside of the appeal season. And when we request costs, we usually get a breakdown with a lot of different costs and a lot of different prices, and I only got one invoice. Hearing Mr. Bykowski today, that makes a little bit more sense. If a lot of the development was done before they purchased it, it makes sense to me that their costs are a little lower than we would expect. But in any case, we are including the costs as they gave to us, and we've summarized those.

So, they have a total reported cost of $9,100,000 for the 2025-2026 year. He did say that he did give specific costs and those are listed Target Construction, Rice Construction and engineering map. And then he said that the additional value which he had put on his application was based on their estimations. So, we took his costs as he stated, and we calculated that on a per lot or per unit basis based on the 172 units that are platted, and we get $52,907 per unit. So, we've added that to our reconciled value for the undeveloped land. 1332.

So, our reconciled value for the project as undeveloped land based on $1,350,000 per acre is $17,455,500. That equates to $101,485 per lot and we're adding the $52,907 per lot, which is how we are charged to do that per NAC 1332.

STEPHANIE JONES
1332.

KAREN SLAUGHTER
Yeah. And again, NAC 361.1295 and it actually has this right at the top of this sheet. This method, it tells us how to look at it through this method is the full cash value of the subdivision as vacant land plus all actual costs of site preparation including on-site enhancements and off-site enhancements. Vacant land in this valley in prime locations, which we would consider MacDonald Highlands to be a prime location, Summerlin West to be a prime location, $1.35 million. All day long I see that. I think it's a very conservative value, actually for what's going there. Again, that on a per lot basis is $101,485 and we've added in the $52,907 from the cost that they gave us. We took those costs, put them there and that gives a subject value to the developer on a per lot basis of $154,392. Averaging the values of the community, so our $337 million divided by the 172 lots is an average value of $1,964,122 per lot. So, we just simply divide what the value to the developer is by the value that we have and that indicates that they qualify for a 92% subdivision discount.

But we do look at every method when we do this analysis and then we determine what we think is the most appropriate method. So, we attempted to look at the bulk lot method. There are no 172 high-rise Four Seasons condo projects that have sold in Clark County recently, so we have no comparable bulk lot sales to use.

The absorption method we would use if some of these had started selling, but they haven't closed yet. But we did put in what they gave us as their expected absorption, which they expect to sell about eight per month and this is based on their application. They expect to sell out by January of 2029 and that would indicate a 30% absorption. We don't feel that expected absorption or anticipated absorption is the appropriate method to use when there have been no closed sales. And so, we think that the development cost method is the most appropriate and that is why we reconciled to a 92% developer discount reducing the properties.

I have included several press releases. Most of them, I think all but the first one, I got to just by going to their website to talk about this property. On pages 1,422 to 1,424, this article was done in December of 2024. It says they already have $530 million in sales right now. I did request, because after we sent the recommendation and Mr. Bykowski said he wasn't happy with that and that he was concerned about the lot values, then I requested the contracts. Also, another article says that there's 97 of the 171 units have already been reserved or already been sold as it says in the articles. So, I asked for those contracts so we could see are we overvaluing the retail lot price on these again, having to value them the same way that we value any other high-rise condo or any other luxury condo by looking at allocation? Are we overvalued because we were using estimated values and then trying to be equitable with the most comparable property, which was Summit Club? And he declined to give us that information. I understand. He says it's confidential. That's fine.

So, all we can use to set the base lot values again, is what they're stating and what they're putting in the press is what they're going to sell these for and looking at the most comparable property, which is Summit Club, to see if we are being comparable. And the sheet that I handed out again shows that we're actually very conservative on the values at Four Seasons in comparison to how the values are in Summit Club.

So, in conclusion, I think that we have valued this again, in the most appropriate way that we have to, to be fair and equitable with how other condo projects, high-rise or luxury are being valued. And we've addressed the value through a subdivision discount as allowed in the NAC, and we've applied a 92% subdivision discount. The project comparison list that I gave you shows the taxable values, that these are being discounted to you. It's the bottom line. $76,288 for the lowest residential unit, $571,584 for the highest. Some of these values are lower than a townhouse that we have.

In conclusion, we're recommending a reduction to the total taxable value from $337,995,394 to $27,192,808 based on a subdivision discount of 92%.

STEPHANIE JONES
Mr. Chair, I just have a couple of things to add before we close our part. I just wanted to add when she read off the NAC regarding subdivision discount, it refers to NRS 361.227 and in particular the portion that says the unit of appraisal must be a single parcel unless, and B says the parcel is one of a group of contiguous parcels which qualifies for valuation as a subdivision pursuant to the regulations of the Nevada Tax Commission. So that's exactly what we've done here. We've looked at this as a qualified subdivision and given it a discount. And this is no different than when someone cuts a single-family subdivision or another condo. The condo parcel, just a low-rise condo. Once it's cut into lots, we value them as single parcels based on allocation of a comparable or as close as we can get to a comparable

neighborhood. If we know the product, we'll look at that sale price. If not, we do our best estimate based on the size of the lots in that. So that's exactly what Ms. Slaughter has done, and I just wanted to point that out. We're following NRS 361.227. Thank you.

TERRY FARR
Thank you. Mr. Bykowski.

PAUL BYKOWSKI
Okay, so they are not following NRS 361.227. I've been coming here probably 12 years for appeals. I haven't seen a lot of you because I haven't had to come in a long time because we finally got this issue of mapping and valuing lots prior to them being finished worked out with the Assessor's Office so, I didn't have to argue every year. Our process in a subdivision is we take a vacant land and we'll file a map and break it up into parcels. We sell custom home lots. So, we'll say all those lots when they're finished, are worth $500,000 each. The day I record the map; those aren't worth $500,000. I haven't improved them yet. So, if I have to put $300,000 of improvements to sell them for $500,000, the condition of those lots on the date of assessment is going to be minus the improvements I haven't put in.

So, this is where I've had the problem with the Assessor's Department is when that map records, it's not your final value. You haven't put in the improvements that make that lot valuable. So, I haven't had to come because they finally went and said, okay, you record the map, there's a value to them. They're worth $200 individually now because you haven't put the $300 in, then we give you a bulk discount on the $200 because you can't sell them all at one time. And this is how you proceed from vacant land to full value, full improved custom home lots. So, as I put in those improvements, the value of the land increases. First year, maybe it's $200, I put in another $100,000 improvements, next year they're worth $300 and I get a subdivision discount on that $300. In two years when all my improvements are done, they're worth $500,000. Then you assess them at $500 and I get a subdivision discount on the $500. That's how it's supposed to work and that's why I haven't been here in a while.

The other thing is when I have been here, I have never heard going to be and are going to sell in an assessment this much ever in this hearing room. You can't say something is based upon a projected value of something that doesn't exist. Basically, if I have another, say $500,000 custom lot, somebody might build a $3 million home on it. Somebody might build a $10 million home on it. Before that home is constructed, you can't use the $10 million home value to calculate the value of the lot on a percentage basis. It doesn't exist.

So, the difference between the Summit Club and Four Seasons, if it happens, is going to happen when it's built and they can walk it, they can see if it compares and they can do a comparison at that point. But to say, oh, it's going to be Summit Club, it's going to cost this much, you can't assess a taxpayer for something that's going to be. It is taxed on the value that exists on the day that the roll is closed as far as I know, and you can't start looking at marketing material, projected sales reservations. They thought we had closings, we have reservations. We have to give that money back. If the interest rates go up and this project doesn't go forward because it doesn't pencil anymore, that money goes back. Do we get our tax dollars back because they taxed us on what was going to be built? No, we don't.

So, you can only tax for what exists at the time the rolls go. So, the value of the land will improve as we start putting in improvements just as my custom lot values increase as I put in the improvements and how you want to value them in the future is fine. They'll get their money. When this project is built, if it gets built, they're going to be swimming in taxes from this project. But don't come after us now or overvalue it because we broke up a parcel that's worth $18 million dollars into a number of lots and

haven't even started to go vertical yet and start using that as a basis to tax something. That's not NRS and that's not how the subdivision discount works.

So, we need to get it into the value of the land goes up as the project starts. It's just like a custom lot. As soon as that map records, it's not this huge value. Okay, it's got a map. Maybe there's some little bit more value that gets added, but not in this one because we're not even rezoned. This is a Development Agreement with the City of Henderson that if this particular project doesn't go through, it's done. It reverts back to its old zoning and I'm back to single-family units in this. So, there's no added value by doing a design unless this building gets built. So, wait till the building gets built and tax it at that time. There's no reason now to start aggressively going after these taxes.

As far as the $27 million, that's where I've already provided the closing costs. That's how much we sold for. Yes, lots are expensive in MacDonald Highlands. We had it planned out for two custom home lots. This area is 13 % to 15% slope. You guys know you're not building a lot on 13 % to 15%. I had two custom home lots planned out on these 12 acres and we're going to sell them for about $5 million. This project came along, we went back and forth on a fair offer for the property. Instead of $5 million, we sold it for $18, but I had about $8 million improvements, double our money. We thought it was a great deal. We know the price of our land. I was not getting $27 million for that improved. It's the side of a hill. We were happy to get the $18 million and they've proved it in their comps. Every comp they put up is either flat-graded. It's not 13 % to 15% and it has all of the off-sites. The stuff I provided was target to make it flat. That's part of my cost. It shouldn't be added. They bought a flat parcel. RICE (Stationary Reciprocating Internal Combustion Engines) power feeder to come in and provide power to this. Every other comp they have has a power feeder in. So why should this money be added as an improvement to the lot? That money is included in the $18 million.

So, they are not calculating correctly. They're adding costs that should have already been included in the closing price and my cost is accurate and it's met with the comps and all of my sales in the community. I took a $5 million piece of land, turned it into $10 million, added $8 million improvements on top of it to get the $18 million and that should be included in the price and their comps completely justify that. So, it should be the $18 million for this year's one because we predict in June it will be finished. They asked me for a lot of the breakdown. Part of the problem is that is, say I'm bringing in power water, sewer, something like that. I went from 2 lots to 171. Got to upsize stuff. Well, I'm already bringing it in, but there's a percentage of what you bring in that needs to be upsized for the parcels so it's very difficult to calculate. Our estimate was approximately $8 million was what it would cost to improve it, upsize it and get it graded. So, it's difficult to break down if I'm bringing in a power feeder. How much of it goes to all the other parcels on the mountain and how much goes to them. But with the upsizing and all the other off-site improvements included, that was our estimate that we provided and the numbers I gave them got close to that. The target for the grading to make it flat was the majority of it because it was such a slope lot.

So that's why I just say you have to get these values in check. They just need to wait a couple years until the thing's constructed. I've never seen somebody value something on something that doesn't exist in front of this Board and say it will be because it might not be. They say will. This Board isn't about what you might build. And yes, it might get built, but like I said, interest rate uptick or sales dip, this project dies. It all goes away.

So, stop looking at marketing material that we're trying to sell and get the sales reservations to make the project happen and don't try to kill it by overtaxing it before it actually moves forward.

TERRY FARR
I have a couple questions. Do entitlements have value?

PAUL BYKOWSKI
Entitlements, If they're not cancelable. So, if they're non-transferrable entitlement, yes. So, the problem with this one is it is a specific development agreement just for this project. So, as a cash value sale to another buyer, it would be worthless because it would revert.

TERRY FARR
Well, based on some of your discussions when you sold it for $18 million, that was a single parcel, assumed graded. I shouldn't say assumed graded. With the entitlements that you were going to provide for it to be graded to developable custom lots, correct?

PAUL BYKOWSKI
No, that's incorrect. The $18 million was dependent on the entitlements. If we didn't get the entitlements, deal fell through, and I reverted.

TERRY FARR
For the entitlements for the 2 lots that you were going to do it as —

PAUL BYKOWSKI
No, it was entitled for the 2 lots and that's what I was going to sell for $5 million. So, the $18 million included the entitlements for the towers.

TERRY FARR
For the 172 units.

PAUL BYKOWSKI
Yes. If it got denied by the City of Henderson, it would not have sold for $18 million, and I would've gone back to the 2 lots for $5 million. So, the value of the entitlements is what brought it to the $18 million. It was included. It was part of the contract that it was dependent upon the approval. So, they wouldn't have kept the parcel. If it didn't get entitled, it would not have sold for the $18 million. We would've had to refund them the credit and then sold them. So, the entitlement does have value, and it was baked into the $18 million.

TERRY FARR
The other thing I wanted to address is your discussion about how to appraise it as if it exists. We do it all day, every day, on every development project. All day, every day. What's it worth upon completion, right? We do it all day. So yes, you can, but you deduct the cost to get it there.

PAUL BYKOWSKI
Exactly.

TERRY FARR
And that's exactly what they're doing. That's the 92% discount that they're talking about.

PAUL BYKOWSKI
But they didn't do it.

TERRY FARR
They did though.

PAUL BYKOWSKI
So that's for subdivision discount. You still have to have the actual value before you give the subdivision discount. So yes, you're correct. To get to the first value that you discount off of, you don't overvalue it and discount it. You value it accurately and then discount the bulk sale version of it.

TERRY FARR
So, on the development process as Ms. Slaughter went through, frankly, that to me is an effort in futility, it's irrelevant. Okay? It's the ownership interest that's being valued here and 1 lot compared to 172 lots, it's a different animal. Air rights are a totally different animal. So, I would actually even throw out the land approach and I mean I'd love to get input from my fellow Board members, but it comes down to a development approach is the only way to properly value that. That's how your buyers are looking at this property. Not so much your end user, but your developer buyer. That's exactly what they're doing. They're going to take a look at what they can sell it for, discount it all back, subtract all your costs to it and come to a present value for the land. That's a very, very common methodology and every one of us up here have done it.

PAUL BYKOWSKI
But what can they sell it for today—

TERRY FARR
I'm sorry. Four of the five of us have probably done it —

PAUL BYKOWSKI
What can they sell it for today? Isn't the tax as individual years of what it can be sold for that fiscal year?

TERRY FARR
Well, the ideal would be to find something comparable that your end product, that we could compare that to, and there's some stuff down on the Strip, there's some stuff downtown that you could use as a basis. I would argue your location would be superior because of the views, right. And I could argue it the other way because of how far away it is from the Strip. I could argue both sides, but the views are — We see across the board premiums for views, right. And by the way, I'm not forming a final opinion, I'm just having discussion here. Okay? It's not unreasonable the way that they did it.

Normally what we would do—They used your potential sales values. First when we were doing anything, and one of my first assignments was Palms Place, right? Try to get into the appraisal profession and that's your first assignment. Anyway. That's exactly what you're doing. You're forecasting the sales prices and then discounting them back to today's price based on trajectory of increased of sale prices and then using that number in your development analysis. So, if it's going up 5% a year, 8% a year, you take what you expect your final sales price to be and then discount that 5 % or 8% per year to come to today's value and then run your development approach. I don't disagree with the methodology frankly. Now, as for the final values, I'd love to hear from the Board and see what their opinions are.

TIO S. DIFEDERICO
While we were talking, I looked at the inferior Summit Club and there being —

MARY ANN WEIDNER
Chairman. Can you have Mr — Yes, please turn on your mic.

TIO S. DIFEDERICO
I'm sorry. It is. Oh, it wasn't.

MARY ANN WEIDNER
Chairman, I think you have to turn off your mic for Mr. DiFederico to get his on.

TIO S. DIFEDERICO
Okay, mine is on.

TERRY FARR
Not close enough.

TIO S. DIFEDERICO
Okay. The inferior Summit Club is being assessed, the two I looked at. One was $5.4 million per acre and the other was $6.7 million per acre. At the end of the day, this is at $2,000,000, 1 acre. I don't think it's a problem.

LUKE ADAMO
I actually like the approach of land plus the costs as opposed to going through a lot more complicated process. But to Mr. DiFederico's point, I mean you're at $46 a square foot. I mean acre square foot. I do enough downtown land that's planned for high rises where they're north of a hundred. I mean Marriott, Siegel, those are twice as much. And I don't know why, if there's a way to look at the Marriott who's selling off condos and look at their assessment for equity there, but either way, $46 bucks a foot as entitled high rise land sounds pretty reasonable to me. And that's kind of the long and short of it rather than looking at the perspective number.

PETRA LATCH
Can I just clarify something? The $9.1 million, that is costs that have been spent?

PAUL BYKOWSKI
And that was cost that we incurred to satisfy our post-closing obligations for the $18 million sale.

PETRA LATCH
Okay, and I only briefly glanced at that PSA (Purchase and Sale Agreement), but it looks like a development agreement where you're like an equity partner and you're getting something for it. Did I read that correctly?

PAUL BYKOWSKI
Correct. That's the value that was attributed for the investment.

PETRA LATCH
So you guys, are kind of doing this together and you've attributed an $18 —

PAUL BYKOWSKI
Yeah, and that's how much credit they gave us towards the project with that value.

PETRA LATCH
Right. So total, we're talking about $46 a square foot. I know that the view premiums alone for homes up there are $2 and $3 million per home without anything having to do with, just amazing.

PAUL BYKOWSKI
Not that high.

PETRA LATCH
No, I've seen them. But I mean, yeah, at $1.35 million an acre, that's fairly conservative price.

PAUL BYKOWSKI
And I agree. I thought that that is accurate. It came out to the $17 million, which the comps were for improved land and our deal was for improved land. You have to keep in mind we're 13 % to 15 % slope. I would agree with the $46 a foot for the $2 million if it was flat and more developable. A large portion of this acreage is undevelopable. So, you have to take into consideration that this is a hillside and we had to create some flat pads within the hill. So the effective area, we're getting way more than $46 per flat square foot. So, I completely understand that, and I agree with it. We're probably at $3 million per flat square foot per acre because the lot is so sloped. So, we had to go in and take the flat areas and take the two pads, and that's why we had the two towers.

So, there was a lot of unusable areas, slopes that needed to be made up, and if it was flat, it would be worth a lot more. So our point is that, I don't disagree with any of it. Just the lot is a lot smaller because of the slopes and then that high value comes out to $18. That's why if I could have sold it for $28, I would've loved to. I mean, we tried to get more money and no one else was offering us that much money even close. So, while I get where you're coming from on the other comps, we had a real-world negotiation where we put it on the market, that was the value and that was the price that was the most we could get, and it was because they did not have that much land. They're trying to figure out how to fit a pickleball court on it because they can't get enough square foot flat area for a pickleball court within the 11 acres after they put the towers up.

So, it's a very challenging site and it's a lot more difficult to build on these other sites. That's the other reason I say if. There's a whole logistics to building this tower on the hillside that is so much different than the flat land condo construction where you can come in and just go straight up off the ground. We're still trying to figure out how to put the cranes on the side of the mountain to be able to construct it. So that's part of the reason why I'm saying this project is a little bit different. If I bought a flat square on the Strip and can just get rolling, that's one thing and have it happen. These are still concepts. It hasn't moved forward. It hasn't even been figured out, the logistics of exactly how it's going to be constructed because of the hillside. So, I would hope that you would take that into account on your $46 because it is not flat. It's very hard to build on. And the affected area is a lot smaller than those other parcels.

LUKE ADAMO
Yeah, I've been appraising downtown land for a long time. There are way more ifs about land downtown than there are about this project.

PAUL BYKOWSKI
Oh, you should come to a meeting.

LUKE ADAMO
Well, no, I mean these projects don't happen. They're not feasible.

PAUL BYKOWSKI
Exactly.

LUKE ADAMO
You actually have 97 sales out of 172. It's amazing.

PAUL BYKOWSKI
Reservations.

LUKE ADAMO
There's a lot less ifs. What was it?

PETRA LATCH
Reservations.

PAUL BYKOWSKI
Reservations.

LUKE ADAMO
Reservations.

PAUL BYKOWSKI
No, that is a very big difference, sales and reservations, and that number can fluctuate. I don't know if it's that at this day.

LUKE ADAMO
So, you're also just land right now —

PAUL BYKOWSKI
Yes, just land.

LUKE ADAMO
So those reservations will be converted.

PAUL BYKOWSKI
Yeah, so that's why I'm kind of debating the land value. I really don't think we're as far apart because the land value, I just think they included the improvements on top of the land when it should have been included in the price. That's really all we're debating is whether my improvements were included in it. And we tried to get more money. It was $18 improved because it was a hillside. Even in MacDonald Highlands, with the guard gate, with all the improvements to it, that was the most we could get. So, it's not $26, $27, it's $18 improved.

PETRA LATCH
So, I got to tell you, I hate this one. What you, from the broader sense, because this is a difficult one to do period, and this would've been a great one to have had an appraisal done on. I am guessing there's appraisals out there, and I would love to see them because I would love to see what they concluded as an as is value. They had to do a developer's residual, no doubt, which is absolutely appropriate but completely problematic. There are not sales here that are comparable. Anytime I do a hillside job, and I do a lot of hillside jobs, you're always trying to look at what is usable, comparing this one and that one. On this one we have density.

I think what I would want the Assessor to clarify is his comment that you took land and then you added, so explain where that's not what you did or explain that. Are you saying that $1.35 million an acre is what

a site is worth that does not have level topography? You're saying a hillside site is worth $1.35 million an acre?

KAREN SLAUGHTER
So, we didn't have any hillside acreage sales to compare that to. The only one that had hillside issues was comparable one, which was the custom lot, and that one does have all the off-sites to it, so it's not a perfect comparable. So, we have acreage sale that isn't hillside that's easily between $1.2 million and $1.5 million that also wouldn't have the same kind of views that the subject has. So, there's a lot of differences. We're reconciling to $1.35 million per acre out there with the sales that we have in the County to look at. There just isn't obviously an exact comparable to do.

PETRA LATCH
I totally understand, but I will say, to be realistic about this, and I run into this problem, so what do you do when you don't have comparables? There's got to be some sort of adjustment made for topography. Whether it goes up for view and down for topography, I don't know what that is, and that is very difficult. But we clearly don't have 11 point — You can't compare this with the density with an 11.35-acre flat site. They don't have the same amount of utility. I don't know what the answer is, but I am not entirely convinced that these comparables are comparable either, and I just am really conflicted about this.

LUKE ADAMO
Is the Ascaya at 7 acres, is that a graded 7 acres with views?

PAUL BYKOWSKI
7 out of 10, yeah, that was the old Bryce Harper parcel. It was like 6 or 7 acres flat out of the 10, and it's the best lot in there, but again, all of the improvements are done, so you're in Ascaya —

LUKE ADAMO
So, it's a single lot, graded, ready to go.

PAUL BYKOWSKI
It's graded, ready to go, stubbed, utilities, everything. It's kind of coming down to the debate on whether my utility costs should be included in that comp, and I think based on my sale and all of their comps, all of their comps have power and water and they're all pretty flat, so they include off-site improvements —

LUKE ADAMO
The problem is, Ascaya 1 lot, it's either you're going to adjust for one thing or adjust to the other, and to adjust and say, "Well, the density is higher on this, and a Ascaya is only 1 lot," I don't know, what's the number —

PAUL BYKOWSKI
And they picked the most expensive lot in Ascaya —

LUKE ADAMO
50% adjustment? Okay, great, so we're at the same number.

PAUL BYKOWSKI
I guess I didn't mind that comp. While it's completely irrelevant because a flat single-family home parcel in another area, it's a different use and everything, but again, it has improvements. So, if that did not have improvements, it's not selling for $10 million. If they have to build a reservoir and extend power lines to it, you're not getting $10 million for it.

LUKE ADAMO
Okay, let's put it this way. Ascaya is 7 acres, right, so it's $1,360,000 an acre. Done. It's graded, all that stuff. Is your property, when it's done and you get a density of much higher, worth more than the Ascaya?

PAUL BYKOWSKI
So, no. So, this is why I went back to what I originally had on this parcel. I could fit two custom home parcels because of the slope that totaled the $5 million sale. I had a $3 million and a $2 million planned out —

LUKE ADAMO
No, but —

PAUL BYKOWSKI
At the same square footage. So, what I'm saying is my 11 acres doesn't get 7 flat like the Ascaya to even come to his $10 million. I got such a small, flat area because it was so sloped. I got 2 parcels that my total value was $5 million instead of the $10. So, if you compare the 2 parcels, he's got twice as much flat area developed, and with utilities, than I could get on this parcel due to the topography. Does that make sense?

LUKE ADAMO
Yeah. Here's —

PAUL BYKOWSKI
So, I tried. We had it planned out, it was flat, and like I said, there's big values up there. I don't dispute that, but it's hard to make a slope into flat. So, when you take your hillside, there's only a certain percentage of it you can flatten out, and nobody's buying the hillside, that's my open space. They purchased the flat area. So, on this 11, 12 acres now, I got two flat lots, and I could sell them for $5 million. And they comped with the lots in Ascaya because that's our competition. So, I'm about half of that one. I didn't even argue that one that much. My whole point with that one is just it's improved. They're off-sites.

TERRY FARR
So-

PETRA LATCH
I'm sorry.

TERRY FARR
Well, here was kind of something that was bugging me. I believe, based on the testimony provided, that you sold the lot with the entitlements to be improved to the master plan for — What was the amount you mentioned?

PAUL BYKOWSKI
$18.

TERRY FARR
$18 million, okay.

PAUL BYKOWSKI
And I provided it. It's in the —

TERRY FARR
But the reality is that $18 million wasn't a fee simple purchase of the land. That was a joint venture agreement.

PAUL BYKOWSKI
Correct.

TERRY FARR
And has zero relevance to market value, no relevance whatsoever to market value.

PAUL BYKOWSKI
I would —

TERRY FARR
They bought shares of the proposed development.

PAUL BYKOWSKI
But I would disagree with that. We went back and forth-

TERRY FARR
You can disagree all you want; you didn't sell the land. If you sold the land, fine. Different argument. You didn't. You sold the joint venture agreement, and without nitpicking everything about the agreements that were provided, I don't know what share of that they purchased. Is it a 50/50 split? Is it a 10% split? I have no idea. So, my point is that that purchase is irrelevant to market value. No correlation whatsoever to market value would be my argument.

PAUL BYKOWSKI
Okay. The buyers did a study for what they thought the value would be, and they came up with $18 million and that's why they —

TERRY FARR
As a share of the joint venture, not as of market value —

PAUL BYKOWSKI
Of the value of the share of the joint venture.

TERRY FARR
Exactly.

PAUL BYKOWSKI
They came up with a value of it.

TERRY FARR
So that $18 million, then, is a percentage of the overall value because you're still retaining a percentage of the project, correct?

PAUL BYKOWSKI
Based upon the $18 million. So, you could come in with $18 million cash —

TERRY FARR
What percentage of the overall —

PAUL BYKOWSKI
And buy that percent.

TERRY FARR
What percentage of the overall development did they buy into? What's their split?

PAUL BYKOWSKI
I'm not aware of the percentage. I just know that if I came in to invest $18 million, I would give them $18 million and have the same percentage that we do.

TERRY FARR
So, if it was —

PAUL BYKOWSKI
At the time it was worth a cash value of $18 million.

TERRY FARR
So, if it was for a 10% split, you're saying it's $180 million? That's what I'm getting at. That contract, that the number you're throwing out, has zero correlation to market value. If they put 10% or 50% percent, we don't know, and you're telling me yourself you don't know.

PAUL BYKOWSKI
I don't know what percent. I'm just saying, I'm saying —

TERRY FARR
It's irrelevant—

PAUL BYKOWSKI
I'm just saying equated to an $18 million cash embellishment of the project at that time.

PETRA LATCH
Can we look at this maybe differently because I think we're getting confused. We're trying to either value it as entitled, which is that developer's residual analysis. Unless you go somewhere else and find a Four Seasons site with high-density, which we don't have, which is what she tried to do, and it's an impossible endeavor. Or we try to look at it what it is right now, and it's on public service right now, Zone PS (Public Service), and you're saying you could get 2 lots.

So, let's go ahead and look at these sales comps, and there is one sale comp here that actually has the same density and that's that Ascaya. So, let's forget the size, because sometimes you buy 7.35 and you can still put the same amount of house on it. So, let's just say you could get $10 million for 2 lots each. So let's say you get $20 million. How much to make those 2 lots buildable? What would it take in infrastructure, and do you have that kind of a number that we could say, “Okay, fine, let's just say for the heck of it, on a per unit price, someone's willing to pay $10 million for a really premium, beautiful lot, regardless of the size.” They can put a house on it. How much to get that to that condition.

PAUL BYKOWSKI
It varies depending on the area. I'm averaging right now over $500 a lot for my custom lots in bulk. This area was harder. I probably would've been for those 2 custom lots at the $5 million. I would've probably put in $1 million dollars to get that $5, so we would probably net about $4 on the 2 that I could get on that area.

PETRA LATCH
But let's just say it's the $10. Let's forget the per square foot or the per acre or whatever. Let's just look it on a pre — Because sometimes when you get into the per square foot, it doesn't make sense when you're talking about different usable areas. So, let's just forget about it. Somebody paid $10 million for a site that they're going to build a home on. I'm guessing some of that is irregular, I don't know. So, let's just say it's $10 million. So, let's say you could get $20 million for 2 premium lots, I don't know, tops, right? And we're going to take, what, $1 million plus some profit off? We're now at $18, $18.5 million. I think that it is closer to the $18 million than the $27, in my opinion.

TIO S. DIFEDERICO
You just made up numbers.

TERRY FARR
Right. The 18 is based on —

PETRA LATCH
But they're all made up. Forget the — Okay, so I understand the agreement is a joint venture, and we can sit here and say it's irrelevant. And again, we can get into it, and we're not going to know all the back of it, but somebody said, "Hey, if you contribute $18 million worth of land, you're going to get this, and maybe it is or it isn't market." Sometimes deals are market, sometimes they're glaringly not market. I don't know. Forget that. I'm just saying I can't deal with that, and the developer's residual analysis is ludicrous. You could pay somebody about $30,000 to — Actually, one of us would probably charge that much to do a developer's residual analysis, and we would have months and months of work into it and a lot of data, and it would still be very problematic, the amount of assumptions you'd have to make, which is why doing that is very, very difficult.

So, if we just forget what could be, might be, we would be asked to do when someone's trying to get a loan for this and just look at what it is, it is a low-density lot right now. That's what it is. And you say you could fit 2, here's somebody that paid $10 million for a unit, just a unit, that's a beautiful lot that has views, that's finished. So, to me that would be like $2 million each for 2 lots, so $20 million would be the maximum I think you could get for this for 2 lots if they're finished.

TERRY FARR
My only concern there is that it's already been reparceled.

PETRA LATCH
It's parceled, but it's not rezoned. It's still zoned PS. It's not parceled right now. If you go to the subdivision —

KAREN SLAUGHTER
It is. It is parceled.

TERRY FARR
It's parceled.

PETRA LATCH
I just looked at it, and it wasn't.

KAREN SLAUGHTER
It is. Mr. Chair, if I may?

PAUL BYKOWSKI
It's a condo. They did a condo map.

PETRA LATCH
You've got a map on it, great. You can, you know —

PAUL BYKOWSKI
Like I said, it goes away because it's PS.

PETRA LATCH
It's fine, all that. But again, I think that we're in this limbo between sort of area where it's going to be something, but it's not, and I get it, and that analysis is ridiculous. And it is what it is now, with a little bit of site work and a whole lot of dreams. And so what is it right now? I think that it's maximum $20 million less sites to get it to a finished lot. I don't know that the density right now has as much value as we think it does because it's a project that is yet to be done. It's a huge project, and it's very lofty, and I don't know.

KAREN SLAUGHTER
Mr. Chair, I have some comments if you wouldn't mind.

TERRY FARR
Please.

KAREN SLAUGHTER
Again, the density that's taken into account, what we have the retail lots. So, when we do the development cost method, we're following NAC. We're doing what the Nevada Administrative Code tells us to do to determine what the value is on these properties. I have a really hard time believing that they could only put two custom lots on that project.

I included comp 1 in Ascaya because it's in the same general area because yeah, they could probably use that to put custom lots on if they don't end up building this project. But the Ascaya, a lot of testimony was talked about the Ascaya lot being 7.35 acres. That was not 7.35 flat, building envelope area. That was a lot of hillside, undevelopable area. I have a hard time believing that only two custom lots could go on this project when they're proposing two very large condo towers, plus multi-level resort pools, plus a pickleball court, which he said they're having a hard time figuring out how it's going to be there, how we could only get two custom lots out of that. They can get a lot more than two custom lots, and maybe there won't be $10 million because they won't be a 7.5 acre lot, but their lots are selling pretty high out there, and I just don't think that this is only worth $20 million as custom lots.

PAUL BYKOWSKI
I can easily address that. So, I've been with MacDonald Highlands for over 20 years, so I do know how many lots we can get on certain things. When you have a 15% slope on a hill, you can flatten out a certain percentage of it. I cannot flatten out 8 acres of an 11 acre lot on a 15% slope. You can't, and you guys should know that. So yeah, I can put more lots, small ones, but I could put one giant lot maybe for $10

million, but we had planned two lots for probably $5, $6 million. But, and I don't think I could actually plan a $10 million. I would need probably 6, 7 acres flat, which isn't possible.

So, when we flattened it out, yes, I had two pretty large lots. That's why I was going to get $3 million for one and $2 million for the other one. I could make them smaller and make a bunch of $1 million lots if I wanted to over there, but my total value as flat custom homes with driveways that work because the other thing. You can't have 15% driveways by code for fire and stuff, so you have to flatten things out, get driveways that work for these lots, and then have it completely flat for the house to go on.

So, on a 15% slope, you're not getting a whole lot of flat area. That's why I only had about $5 million of flat sellable custom lots on it. It worked out a lot better to have the two big towers and have the grades go into them, and we got more money for it. So that's why to say I could get a $20 million lot on that 11, 12 acres is completely preposterous on a hillside. I have a small, flat area on a 15% slope that I can create, and then I sell that square footage. So I —

PETRA LATCH
I'm saying as finished.

PAUL BYKOWSKI
Huh?

PETRA LATCH
I'm saying as finished lots.

PAUL BYKOWSKI
Yeah.

PETRA LATCH
Yeah, but I'm going to put that out there because none of us here have the time to do a brand new appraisal on this, right, so we're going to go with what we have. And in 7.35 acres, you're right, it's not all flat, right? So, case in point, there's 7.3 acres times 214, you've got 12, all right. So, let's just say you could get two nice lots on there, and on a per unit price, someone paid $10 million for one, so that's $20 million, so that would be the tops less the costs.

And if you could get more lots, great, but then it's all offsetting. You're going to have lower values. You're going to have less stunning views. And there are regulations to what you can disturb on a hillside. There's, you can't just go in there and blast and take down whatever you want. So, I think it's not a drastic difference, but the only one of these comparables that even remotely is interesting is number one, and that's a finished lot.

PAUL BYKOWSKI
Quickly, can I have one more thing? I would not argue, $2 million isn't going to — on the valuation. I don't want to say and argue that all day. I would be fine with $20 million for this year, for the tax roll, for the coming June, when it's 100% improved, and then take off what I didn't have finished, which was about $5 million less and go to $15 on the other appeal because I had $5 million improvements to get it to the $20. I'd be fine with $15 and $20 for the two years. I'm not here to argue over a $2 million sway in the value. So like I said, I don't think we were that far off. I came $18 million because I had a contract, and that's truly what I believe, but if that is what the Board would lean towards, I wouldn't argue that decision.

STEPHANIE JONES
Mr. Chair, I just want to again point out to the Board that these aren't two — I understand what you're doing and why you're doing it, but in the end these are individual parcels with much higher density than single lots. And then also, just to point out that the sale regarding, I know we haven't gotten to the case yet for the prior year, but that sale occurred in 2023, so if you did go in that direction, that wouldn't be a relevant thing for also the back year.

PETRA LATCH
I don't think land values have gone up, not with the way feasibility is, and I get that they're subdivided, but I don't see a subdivision analysis in here. That would take a massive amount of data. I get the methodology, and yes we do it, so I'm wholly familiar with that. But the amount of assumptions that would need to go into it to make a developer's residual analysis more reliable than just looking at that, to me, I would question the reliability. I would have a really hard time making it reliable. I would probably go outside of the area and look for sales elsewhere, quite frankly, because I don't think we have anything here.

But without all of that, subdivide it all day long. Until it's done, it's not done. And we know what it is. We know what that area is. We have some sales. I think it's $20 million less some site development costs, and I don't know what those are. I asked you, you threw a number out there, maybe it's a million, you could throw some profit in there. I don't know. Is it $18.5? I don't know. I think that I can gulp that down and go, "Okay, at least that makes sense right now." The subdivision analysis on this means nothing to me.

STEPHANIE JONES
I guess what I was pointing out on the date of the sale wasn't that it should be higher because the sale was in the past. My point was that when we get to the next case, it shouldn't be lower than — You known that sale occurred in the timeframe that the case that we're going to hear next would be for. I wasn't trying to indicate that it would be higher, just maybe that it would be the same.

TERRY FARR
I'm arguing it's not a sale.

LUKE ADAMO
Well, and I guess Ms. Latch's point is, and you said $5 million to take that off. We'll take $15 on the next one. I think she's arguing more it's $20 now, and then if we go back last year, it's $500,000 per lot less —

PAUL BYKOWSKI
We'll get to the next one, but that's opposite of their recommendations because the improvements hadn't put in yet. So, I was $23 for last year and $27 for this year, so they already have me $4 million more for this year. I'd be fine with the keeping that between the two years.

LUKE ADAMO
Yes, but now we're looking at it as the cost of two lots, not —

PAUL BYKOWSKI
But she was saying minus the cost that had been put in, and I've put in the costs.

LUKE ADAMO
What we're working out is a two lot development, not a high-rise development, so our costs are not going to be on the same level.

PAUL BYKOWSKI
But I would've spent it from year to year, so it would be —

LUKE ADAMO
You would've spent less money if we are going back and saying you're building a two lot development.

PAUL BYKOWSKI
Right, so if I spent less money, the property would have less value because I hadn't improved it to the level yet.

PETRA LATCH
Right.

LUKE ADAMO
Yeah, so it'll be $18 million last year and $20 million this year or whatever the number.

PETRA LATCH
Have those improvements been done?

PAUL BYKOWSKI
Yeah, correct, correct. Yeah. Last year would be less. This year would be —

PETRA LATCH
But it's not in finished lot condition now, is it?

PAUL BYKOWSKI
It's not. It's almost —And that's why I had $18 because the sale was $18 for a padded lot in the contract, and it will be padded and ready to go sometime this summer. So, all the off-site improvements and the pad should be completed to meet the requirements of that $18 million sale sometime this summer.

TERRY FARR
Again, you keep referring to that as an $18 million sale. Let's forget about that. Let's pretend it's June and you're done. Your off-sites are done, you've got everything ready to go, ready to build site. What would you list it for in June?

PAUL BYKOWSKI
For somebody to come in and buy the land?

TERRY FARR
Correct. Would it be $27 million?

PAUL BYKOWSKI
No, no one would pay that for it. It would be a detriment.

TERRY FARR
Really?

PAUL BYKOWSKI
Yeah, 100%, because if this doesn't proceed in June, it's because the particular project that we dug that hole for did not pencil, and no one will come in and buy that. So, they would have to come in and regrade

it to a different project, so they would take that off the land value. And the zoning will go away, or the zoning, the development agreement would go away because this particular developer wouldn't move through.

No, if this doesn't get built, this property will probably revert to — I would have to fill in those ditches and make it into two custom lots. There's no other high rise, and Henderson has even said, this is a one-off. If this doesn't go and Four Seasons doesn't make this happen, they're not letting somebody else try at a different level of completion or finish. They said this is it. You do this project; otherwise, it goes away. And that's why they kept it as PS, because if the funding doesn't work or investors back out or the sales dip between now and next year, this project doesn't proceed. It has to get a ditch filled in, and I'm doing the two custom home lots. And it wouldn't sell to another multifamily developer because the city has already said they would not redo this opportunity for someone else. It would be custom lots.

So, the answer was it would probably sell for — I can maybe get more for the custom than the $5 million when I looked at it, but not that much more. The prices have not increased that much over the last two years, and I would have to fill in those ditches to take it back to custom home lots.

TERRY FARR
And I would agree that a failed project would not be worth the same. I don't disagree with that, but the underlying intention today is that it's still feasible because otherwise you wouldn't be making the improvements. The expectation today is you're moving forward.

PAUL BYKOWSKI
As of today, it's still currently feasible.

TERRY FARR
And that's the question, right?

PAUL BYKOWSKI
But you're asking the cash value if we want to sell it.

TERRY FARR
On a hypothetical-

PAUL BYKOWSKI
That's where this gets difficult —

TERRY FARR
Okay, I —

PAUL BYKOWSKI
Is because zoning adds value, but a development agreement that expires if it doesn't move forward hurts your cash value, so they did that on purpose.

TERRY FARR
Right, but your expectation is that this still pencils, is my point.

PAUL BYKOWSKI
Right, as of today.

TERRY FARR
Okay, so assuming it pencils, would you sell it for $27 million, assuming it still pencils? I'd argue no. I'd argue that's way light.

PAUL BYKOWSKI
Okay, so you're saying if we hadn't sold it to Four Seasons, if I resold it to them right now, same buyer, would we —

TERRY FARR
Correct.

PAUL BYKOWSKI
So that is a good question because it would depend on what they could get elsewhere. So, this would then be fall on to if there's a flat lot in Ascaya that they could build it for. So, if they could do this property on that 10 acres that you've presented, because they're flat land on that 10 acres would be enough to hold this same project at 11, that's 10. If they could buy that for $10 million, we could not get $27 because they could go get it for $10 in Ascaya.

So, what they would pay and what we can ask for isn't just where I can blackmail them into $27, $50 million or whatever. They would then choose, if we don't own this, okay, where else can we go and how much could we get that land for? So that's where the comps come into play, where nobody else is selling 10 acres for $27 million, competition-wise. So, when they were looking at our site, and I know you don't like the $18, when they were looking at our site, they were balancing how much of an investment they had to give us versus somebody else, and we're looking at Ascaya as well. So, we could have not gotten this and they could have gone to Ascaya if we tried to get $27. So, there's still an open marketplace that we're competing with, so I don't get that we would sell it for $27 because the competition and flat land elsewhere and their ability to build it somewhere else wouldn't allow for that.

TERRY FARR
Anybody care to make a motion?

LUKE ADAMO
The five-minute appraisal of the Ascaya lot makes just as much sense as everything else that we've seen, I guess, and I think there's a number north of that, just to get there is throwing darts. So, I am good with that.

MARY ANN WEIDNER
Chairman, I know the Board is going to deliberate over this a little bit more and you guys are going to make your motion. The one thing that we just want to make sure is what we're really valuing are the number of lots that we currently have, the number of parcels, and that if you don't like the subdivision discount analysis that's been offered forward or you feel like that needs to be adjusted further, we still need to apply this as a subdivision discount. Unless you believe that the beginning, the starting place is different and then that potentially could be adjusted. But the reason why we use this methodology is because the statutes require that we value each single parcel. The analysis that was done to evaluate those parcels initially was the same type of analysis that was done for all of the other condo projects. We understand that's not developed. We're not trying to value improvements, meaning structures. We are trying to value the level of the land to the level of improvement that it is at this point in time, and that's what her analysis is attempting to do.

So with that, I'm just asking that the Board would make a decision within the confines of that subdivision discount because there are going to be changes to this next year, and next year, and next year, and then that will continue to be adjusted accordingly or he'll come back here and we can adjust that accordingly. Unless you believe the starting place is wrong, and then you could adjust it from that perspective. But most of the evidence has been put to you based on the subdivision discount, so if you feel that needs to be greater than what we've offered, then that would be an approach that you could take. Just putting that out there as an option for you.

LUKE ADAMO
I just want to throw out to the Board, okay, let's say you have two lots and then you have all the planning, architecture, everything is done. There's added value to that portion too, like, what, 15%? You've got to throw a number on there where you have everything entitled, even for two lots versus condo mapped and the high rise. So 5% —

PETRA LATCH
To get a map? I mean we're just talking about getting a subdivision map, right?

LUKE ADAMO
Just a regular subdivision map —

PETRA LATCH
A subdivision map —

LUKE ADAMO
Okay.

PETRA LATCH
All right, so that's some engineering, and it's not as much as you think just to get a subdivision map.

LUKE ADAMO
Okay, so just to say it's $20 is short, so let's come up with a number that's north of that $20 for —

PETRA LATCH
$20,000 as an improved lot, right? We're looking at this year, now, or last year? What is this?

LUKE ADAMO
Right now, this year.

MARY ANN WEIDNER
This is for the 2025-2026 fiscal year. You're looking at the valuation to make sure we've not exceeded full cash value as of January 1. However, you are looking at the completion as of July 1 because July 1 is —and that's what we look at when we look at percent completes on properties that are improved, it's how far along is it at the date of July 1 when it's actually the lien date. So, the valuation is based on the January 1 date, but the completion of the parcel is how far along is it going to be at that point of July 1.

LUKE ADAMO
Yeah, so I think it takes what, years to plan this thing, right?

PAUL BYKOWSKI
Yeah, a couple —

LUKE ADAMO
So you just take a holding period, your costs, your lawyers, all that stuff, tack it onto $20,000, we'll come up with a number that works on top of that, and that's about as close as we can get. So, I think it's north of 5% because this is three years in the making, five years? I mean, how long has this thing been going on?

PAUL BYKOWSKI
When was the agreement? 20 —

LUKE ADAMO
No, there's just the concept of this is what's going to happen.

PAUL BYKOWSKI
That was just right before that agreement because the agreement was —

LUKE ADAMO
I just threw out a number. I mean, was it years? Multiple years?

PAUL BYKOWSKI
I think 2019.

LUKE ADAMO
2019, okay. Yeah, five years in the making, so I think that number's north of 5%.

PETRA LATCH
You could —

PAUL BYKOWSKI
But I sold —

PETRA LATCH
You don't have the cost that this developer has spent just to get the mapping, do you? And again in that's going to be a lot of stuff, like, "Oh, we're going to pay ourselves a lot of money to consult on this." So, do you have any idea what they've spent just to get mapping?

PAUL BYKOWSKI
Just the map?

PETRA LATCH
Yeah.

PAUL BYKOWSKI
A couple hundred thousand for the condo map.

PETRA LATCH
How much?

PAUL BYKOWSKI
A couple hundred thousand for the condo map. If I'm doing custom home lots, I could split it into those for probably $15,000, but to do the condo map was a lot.

PETRA LATCH
So that was legal, and they had to get studies, and that includes all of that?

PAUL BYKOWSKI
Mm-hmm. Yeah, for the map.

MADAM FACILITATOR
Right, so 5% is a million dollars on $20 million. I mean, so that's...

LUKE ADAMO
I think you add time worth 10%.

PETRA LATCH
You want to add time two, so you want to make it 22 million?

LUKE ADAMO
Sure. I mean, I don't know, you guys, this is —

TERRY FARR
The agreement that you're calling a sale was 2019, so it's six years ago?

PAUL BYKOWSKI
Give me a second. I was guessing because I thought somebody said that earlier, but I'm sure it's in the packet.

LUKE ADAMO
And call it 2020, five years ago.

TERRY FARR
Okay. Have land values increased 10% over five years?

PETRA LATCH
Up? Down?

TERRY FARR
I would say that's light.

TIO S. DIFEDERICO
Since 2000 —

PAUL BYKOWSKI
Ours has not.

LUKE ADAMO
Yeah.

PETRA LATCH
We could have our conversation off-record on that.

PAUL BYKOWSKI
2021.

PAUL BYKOWSKI
Yeah, not 2019. 2021, so it was after the run-up.

TIO S. DIFEDERICO
So, it was 2019, and it was $20.

PAUL BYKOWSKI
Sorry, it was 2021, though.

TIO S. DIFEDERICO
24.

LUKE ADAMO
So, let's just come up with a number to attack on that $20 million, a percent (inaudible).

STEPHANIE JONES
Mr. Chair, I'm sorry to interrupt, but when you come up with a number, if you can give us the final number, we'll plug it into the sheet and then we'll give you a per lot number. That will help us when we reconcile this later, if that works.

LUKE ADAMO
And then we'll do the math to give you the discount.

STEPHANIE JONES
Yeah, so Karen's here, this is her sheet.

TERRY FARR
I still disagree with using that number as a sale because it was a share of a joint venture. If you were going to transfer the land in their name, then it's a sale, but it's part of a joint venture, and I just disagree with that being the initial value going in the gate.

LUKE ADAMO
We're using Ms. Latch's number of Ascaya comp, $10 million a lot, it's worth $20 million because you could sell two lots at $10 million a piece.

TIO S. DIFEDERICO
Okay, so the lot that sold for $10 million, I did a little mapping on it. Only 3.5 of that 7 and a half acres is flat.

PETRA LATCH
Right, because most of it's not going to be usable, like most of that 11 —

PAUL BYKOWSKI
Yeah, and I can't — Same with mine.

PETRA LATCH
Acres is not usable.

PAUL BYKOWSKI
Right.

LUKE ADAMO
Yeah, then even better.

PAUL BYKOWSKI
So, I think we're just to a straight comp right now is what I'm getting — We're just to a straight comp. So it's comping how much I could turn that 11 acres into, and what she's saying is the most I could get, because you see that he's got a larger area that only made a portion of it flat. I would do the same thing. She's guessing I would do two of those, because you said seven acres of the three acre flat, I've got 12 acres, maybe I've got two, three acres flat that somehow I could sell for $10 million each. So, my argument with you is that's still $10 million improved, and since 2021, we've seen it pretty flat in our home sales market. We had a pretty big run up through 2020, when there was the pop after the pandemic, and then we've had to negotiate price. In fact, it's been a little rough in the high home sales, custom lots. I believe we only had a couple sales last year.

PETRA LATCH
Home prices have gone up, absolutely, but I have personally seen developments where people have paid what they paid in 2021, 2022, got into situations with land development very similar, with a lot of excavation and fill, and they've now lost about, I don't know, 80% of their original acquisition value because it just didn't pencil. So I mean, it's not that land value has gone down; it's pretty static. It's not going anywhere, it has value, people aren't going to sell it for less, which is why we see very few sales. Almost nothing pencils anymore; it's really, really hard to pencil anything. So that's just my thought. I would say $20 million less site improvement costs, but if we're looking at them being improved, some credit for some entitlements for a project that may or may not get done, I would say 5%, you're saying 10%, 10% is $2 million. So that's $22 million. It's not drastically lower, but I think that would be mine. If you all don't agree, someone can make a motion for something else, then we can just vote on it.

LUKE ADAMO
You guys —

PETRA LATCH
This is a difficult one to do. We're kind of being asked to do an appraisal up here on very limited information. I can so appreciate what the Assessor did. I get it. It's hard.

LUKE ADAMO
I think the 10%, when you consider the time and costs, sure, $22 million. I can't make that motion because we have to adjust the wording appropriately, which is based on our per lot two unit valuation, with consideration for the entitlements, the time that has the potential to be something else, but not necessarily going to be something else. That's as close as I can get.

TERRY FARR
I just keep going back to the expectation that it's feasible, because he's continuing with site improvements.

LUKE ADAMO
Yeah. No, I get that, but then you're going to work on the residual analysis or the —

TERRY FARR
Assuming that it's July 1, you're completely done, and you have those entitlements, any buyer, how would they analyze it?

PETRA LATCH
They would do a developer's residual. But they're going to have to have a lot of real-time information that the Assessor doesn't have, that we don't have, and a lot of contingencies. I don't know that you can absorb these in three years. I don't know that you can even build them in three years, given the complexity of it. The amount of assumptions that have to go into a developer's residual for this is ridiculous.

A buyer is going to be putting something into it, a wing and a prayer, who knows where their equity comes from. I don't know what a buyer would be thinking on this. But I think it's beyond the scope of what we can do right here. It's probably even beyond the scope of what the Assessor can even really grapple with that kind of a project. I think it's really, really hard.

LUKE ADAMO
Plus, that number's $300 million. What kind of relevance it brings to the table today?

TERRY FARR
Other than the 92% discount applied to it, I think that, honestly, I don't think that the Assessor overvalued it. I actually think it's generous.

TIO S. DIFEDERICO
I agree with you.

PETRA LATCH
Make a motion then.

MOTION

TERRY FARR
Okay. I had motion that the Assessor's value does not exceed full cash value. Please cast your votes.

LUKE ADAMO
I have to verbally do it. My computer shut down during this conversation. Luke Adamo, nay.

DEPUTY CLERK
Mr. Chair, Madam Facilitator, Terry Farr, aye. Tio DiFederico, aye. Luke Adamo, nay. Petra Latch, nay. Suzette Wheeler, aye.

VOTE

VOTING AYE:	Terence J. Farr, Tio S. DiFederico, Suzette Wheeler
VOTING NAY:	Luke Adamo, Petra Latch
ABSENT:	None
ABSTAIN:	None

TERRY FARR
Then that motion passes. You do have the right to appeal.

PAUL BYKOWSKI
The question is, this the $27 million or the $337?

TERRY FARR
No, the $27. It's already been reduced.

PAUL BYKOWSKI
Okay.

TERRY FARR
They don't pull a bait and switch. I've never ever seen that with the Assessor's Office.

FINAL ACTION:
It was moved by Member Terry Farr, and carried by majority vote of the members present to accept the Assessor's recommendation (to reduce the total taxable value from 337,995,394 to 27,192,808) based on a 92% subdivision discount and that it does not exceed full cash value.

PETITION 524: HENDERSON PINNACLE NEWCO L L C

Parcel Number(s):	178-26-115-003 through 178-26-115-016 as noted on the agenda (172 in total)
Petitioner Duly Sworn:	Paul Bykowski
Document(s) Submitted:	*See Attached*

DISCUSSION:

TERRY FARR
Okay. Now, the next Case is 524 Henderson Pinnacle NewCo. Please again state your name and address for the record, sir.

PAUL BYKOWSKI
Paul Bykowski, 552 South Stephanie Street 89012.

TERRY FARR
Great. Ms. Slaughter.

KAREN SLAUGHTER
Case 524 is found in the master book and begins on page 1,464. This is the supplemental appeal for the Four Seasons Residences. I just adopt my introduction from Case 523 regarding what the community is and say that the total value on all of these parcels in this appeal is $23,648,023 due to a 93% subdivision discount that was applied after an application was submitted in October of 2024. The Assessor is recommending no change to the current taxable value, which includes that 93% subdivision discount.

TERRY FARR
Mr. Bykowski.

PAUL BYKOWSKI
I disagree with the Assessor's Office based upon the testimony, the last one, and the improvements that weren't completed at the time of the assessment.

TERRY FARR
So, to save us time, we're going to incorporate the testimony from everybody for Case 523. Any discussion? I'm sorry, did you want to put your case on?

KAREN SLAUGHTER
Yes.

TERRY FARR
I keep getting ahead of myself. I apologize.

KAREN SLAUGHTER
Again, adopting all the testimony, we did look at this after he sent in the application. Our development cost method is on page 1,524. We have some different comparable sales here but have reconciled to the same value of $1,350,000 per acre. The difference in this case is that we have a lower development cost that have been added. Because this lien date was July 1 of 2024. They didn't have the same value on the cost that they provided to us.

The per lot value is identical to the 2025-2026 case as vacant land of $101,485. But the actual development cost that have been added are $29,101 per lot. Again, based on actual cost that he provided, which equates to $130,580 per lot, and indicates a subdivision discount of 93%, which we have already put on this property.

Again, just to look at this, the discounted value on the sheet that I handed out, the project comparison, the discounted value puts these residential units at a per lot value of $66,752 up to $500,136. Our recommendation is no change.

TERRY FARR
Okay, Mr. Bykowski.

PAUL BYKOWSKI
I'll just stand on the last testimony.

TERRY FARR
What were the improvement costs spent to — didn't you say $8.1 million or something like that?

PAUL BYKOWSKI
They had it correct. If you didn't change the last one, the improvement costs were direct correlation to what I submitted.

TERRY FARR
That's what I'm asking, because we'd be that amount less.

PAUL BYKOWSKI
It is. If you agree, that's what they did.

TERRY FARR
That's okay?

PAUL BYKOWSKI
Yeah.

TERRY FARR
Any discussion from the Board?

PETRA LATCH
What was it? We're going off of what? That we agreed with the $27 million, and then there's how much in deductions?

TERRY FARR
Whatever the site improvements were, $8 million-ish.

PAUL BYKOWSKI
Since $23.6 million.

TERRY FARR
Or nine one.

PAUL BYKOWSKI
$23.6 million for last year.

PETRA LATCH
If we were saying as complete, they're $27 million, and there's $9 million that was spent. That's going to be $18 million now.

PAUL BYKOWSKI
$4 million. It's a difference of $4 million.

PETRA LATCH
Okay, $4 million. That's why I'm asking. What do you say?

PAUL BYKOWSKI
Yeah, it was $27 million this July, and $23.6 million last July. That was my improvement costs from last July to this July.

KAREN SLAUGHTER
The development costs are on page 1,526. Sorry, that may not be the right page. 1,528. It's $5,005,372. We divided that by the 172 lots.

MOTION

TERRY FARR
If that's the only difference, then I'm going to motion that the Assessor's taxable of $23,648,023 does not exceed full cash value. Please cast your votes.

DEPUTY CLERK
Mr. Chair, Terry Farr, aye. Tio DiFederico, aye. Luke Adamo, nay. Petra Latch, nay. Suzette Wheeler, aye.

VOTE

VOTING AYE:	Terence J. Farr, Tio S. DiFederico, Suzette Wheeler
VOTING NAY:	Luke Adamo, Petra Latch
ABSENT:	None
ABSTAIN:	None

TERRY FARR
Then that motion passes. You do have the right to appeal. Mr. Adamo's got his computer working just so the Clerk knows. Thank you.

FINAL ACTION:

It was moved by Member Terry Farr, and carried by majority vote of the members present, to accept the Assessor's recommendation (for no change in the total taxable value of $23,648,023 for FY 2024/2025) as the assessment does not exceed full cash value, based on the information provided.

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Parcel Number(s):	178-26-115-003 through 178-26-115-016 as noted on the agenda (172 in total)
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VOTE

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VOTING NAY:	Luke Adamo, Petra Latch
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ABSTAIN:	None

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SBE NOTICE OF HEARING

JOE LOMBARDO
Governor

STATE OF NEVADA
STATE BOARD OF EQUALIZATION
3850 Arrowhead Drive, Second Floor
Carson City, Nevada 89706
Telephone (775) 684-2160
Fax (775) 684-2020

SHELLIE HUGHES
Secretary

September 2, 2025

NOTICE OF HEARING

CERTIFIED MAIL – 9489 0090 0027 6613 7916 52
PETITIONER:
HENDERSON PINNACLE NEWCO LLC
ATTN: PAUL BYKOWSKI
552 S. STEPHANIE ST.
HENDERSON, NV 89012

CERTIFIED MAIL – 9489 0090 0027 6613 7915 84
RESPONDENT:
BRIANA JOHNSON
CLARK COUNTY ASSESSOR
500 S GRAND CENTRAL PARKWAY 2ND FLOOR
LAS VEGAS NV 89155-1401

DATE/ TIME: **September 29, 2025 at 9:30 AM**
September 30, 2025 at 9:00 AM
October 1, 2025 at 9:00 AM

PLACE: **Nevada Department of Taxation**
700 E Warm Springs Road, Room 150
Las Vegas, Nevada 89119

Nevada Department of Taxation
9850 Double R Blvd.
Reno, Nevada 89521

ZOOM OPTION:
https://us02web.zoom.us/j/82951348384
Or Telephone:
US:+1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799
Webinar ID: 829 5134 8384

Hearings begin on the first day. It is each taxpayer's or his representative's responsibility to be present when the case is called.

LEGAL AUTHORITY AND JURISDICTION OF THE STATE BOARD OF EQUALIZATION: NRS 361.400

BRIEF STATEMENT OF MATTER: Appeal from the action of the Clark County Board of Equalization

Case No: **25-117** **Parcel No:** **178-26-115-003**

The State Board of Equalization (State Board) will hear the Petitioner's appeal at the time and place stated above. Please be aware that the time is approximate and although you may be assured the appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled at the same time. If the taxpayer or his representative is not present when his hearing is called, the State Board will invoke the requirements of NRS 361.385 and NAC 361.708(4). The State Board may (a) proceed with the hearing; (b) dismiss the proceeding with or without prejudice; or (c) recess the hearing for a period to be set by the State Board to enable the party to attend.

Please be aware the State Board will limit its consideration to the issues and contentions set forth in the petition. Other issues may be heard if the requirements of NAC 361.745 are met.

Information regarding the rules of practice and procedure before the State Board are on the attached information sheet.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this hearing should notify the Department at least 3 days before the hearing. In order to comply with the security procedures of the Department, you will be required to show identification and sign a visitor's log prior to entering the hearing room.

If you need an accommodation in order to communicate during the hearing, the Department will provide one at no cost to you. Arrangements for an interpreter should be made as soon as possible, but no later than 14 days before the scheduled meeting. Please contact Kari Skalsky at 775-684-2160 at least 14 days in advance to request an interpreter in your preferred language. You may also submit your request through stateboard@tax.state.nv.us.

Si necesita una ayuda para comunicarse durante la audiencia, el Departamento se lo proporcionará sin costo alguno. Los trámites para conseguir un intérprete deben hacerse lo antes posible, pero a más tardar 14 días antes de la cita programada. Por favor, póngase en contacto con Kari Skalsky al 775-684-2160 con al menos 14 días de anticipación para solicitar un intérprete en su idioma de preferencia. También puede solicitarlo a través de stateboard@tax.state.nv.us.

If you have any questions, please call (775) 684-2160.

Shellie Hughes
Secretary to the State Board of Equalization

By: K Skalsky
Kari Skalsky
Management Analyst III, Boards and Commissions
Department of Taxation